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1992
BOMA EXPERIENCE EXCHANGE REPORT

Operating a Cost Effective Office Building

Your Guide to Income and Expense Data

BOMA® INTERNATIONAL Building Owners and Managers Association International

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Foreword

On behalf of BOMA International, I am pleased to present the *1992 Experience Exchange Report.* Despite the difficulties and rapid turnover experienced in the office market lately, over 4,700 office buildings throughout North America, (3.7% increase from 1991), contributed data for the *1992 Experience Exchange Report* publication. In these times of weak markets, and a sluggish national economy, the *Experience Exchange Report* has become an invaluable tool to ensure operating efficiency in office buildings.

I would like to thank all the participants in the 1992 Experience Exchange Report survey. Your valued support has made the *Experience Exchange Report* the industry's standard reference for office buildings financial and operations information for 72 years.

The Experience Exchange Report Section is continually looking for ways to enhance the *Experience Exchange Report* analyses to benefit the user. Your opinions and suggestions are important to this end. Please feel free to call or write BOMA International's Experience Exchange Report staff with your comments.

John P. McBreen

John P. McBreen, RPA, Chairman
Experience Exchange Report Section

Acknowledgments
We are indebted to the members of the Experience Exchange Report Section and the following BOMA members for their continuing support and invaluable guidance in the advancement of the *Experience Exchange Report.*

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BOMA International would like to recognize those individuals contributing building data to the survey. Each and every participant is an important part of this publication, and only through these efforts are we able to present this information to the industry. We would also like to thank BOMA Executives, Presidents, and members for volunteering long hours in the promotion of the Experience Exchange Report survey drive.

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Do You Need Even More Building Data?

BOMA can produce special Experience Exchange Report tables based on your own select criteria. Given a sufficient sample size, you can receive a report with any combination of the following:

• country	U.S. or Canada
• city	any city reported
• location	downtown or suburban
• sector	private or government
• size	any square foot range
• age	any year range
• height	any story range
• type	agency-managed, all-electric, financial, government, medical, multi-tenant or single-purpose
• trends	same city, multiple years (1983-1991)

Each table ordered will contain the same types of information found in the standard tables in this publication. Income, Expenses, Occupancy, and Average Tenant Sizes.

Costs of reports depend on the number of tables you request and resultant computer processing time. BOMA International members will receive a special discount.

Review the Experience Exchange Report Data for your city. Decide what specific criteria you would like to select based on the parameters indicated above. Contact BOMA International's Research Division at (202)408-2688 today to place your order.

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A User's Guide

The *BOMA Experience Exchange Report* provides published tables of operating income and expense data for office buildings throughout North America. The data is based on a voluntary survey of over 4,700 office building owners and managers whose buildings represent a wide varied selection of office space. Building owners and managers receive the survey forms (Appendix A contains a sample form) in January of each year and return the forms to BOMA International by March 16th. BOMA International reviews the forms and compiles the data statistically into tables during April and May; publication and distribution of the book occurs in June.

Data Compilation

A completed *Experience Exchange Report* survey form contains information about a building's yearly operating costs and rental income, as well as data on the building's use and operating characteristics. The income and expense data is categorized according to the functional accounting categories outlined in the BOMA Functional Accounting Guide. Respondents are encouraged to measure and report space to the *BOMA/ANSI Standard Method for Measuring Floor Area in Office Buildings.*

How Data Contributors Benefit

Building owners and managers who complete the survey forms each year not only support one of the industry's leading tools for monitoring and analyzing building performance but also receive an Expense Performance Comparison analysis for each building they submit. The Expense Performance Comparison analysis compares a respondent's actual operating expenses with similar buildings in their area on a line-by-line basis.

Organization of the *Experience Exchange Report*

The *Experience Exchange Report* contains four major sections of analyses: U.S. Private Sector, U.S. Government Sector, Canada Private Sector, and Canada Government Sector. Within each sector, the analyses are grouped according to Cities, Special Studies, and National Cross-Tabulations. The City analyses appear in alphabetical order, with up to 12 analyses for each city. For each city, depending on sample size, sub-analyses distinguish building performance according to location (downtown vs. suburban) and building size.

The National Cross-Tabulations grouping provides analyses sorted by building location, age, size, and height characteristics. Special Studies contain analyses on specific types of office buildings, including comparisons of buildings reporting each year, all-electric buildings, single purpose buildings, financial buildings and medical buildings.

With the exception of the National Occupancy/Location Analyses that disaggregate buildings by occupancy levels, all of the tables reflect buildings that satisfied the following criteria in 1991:

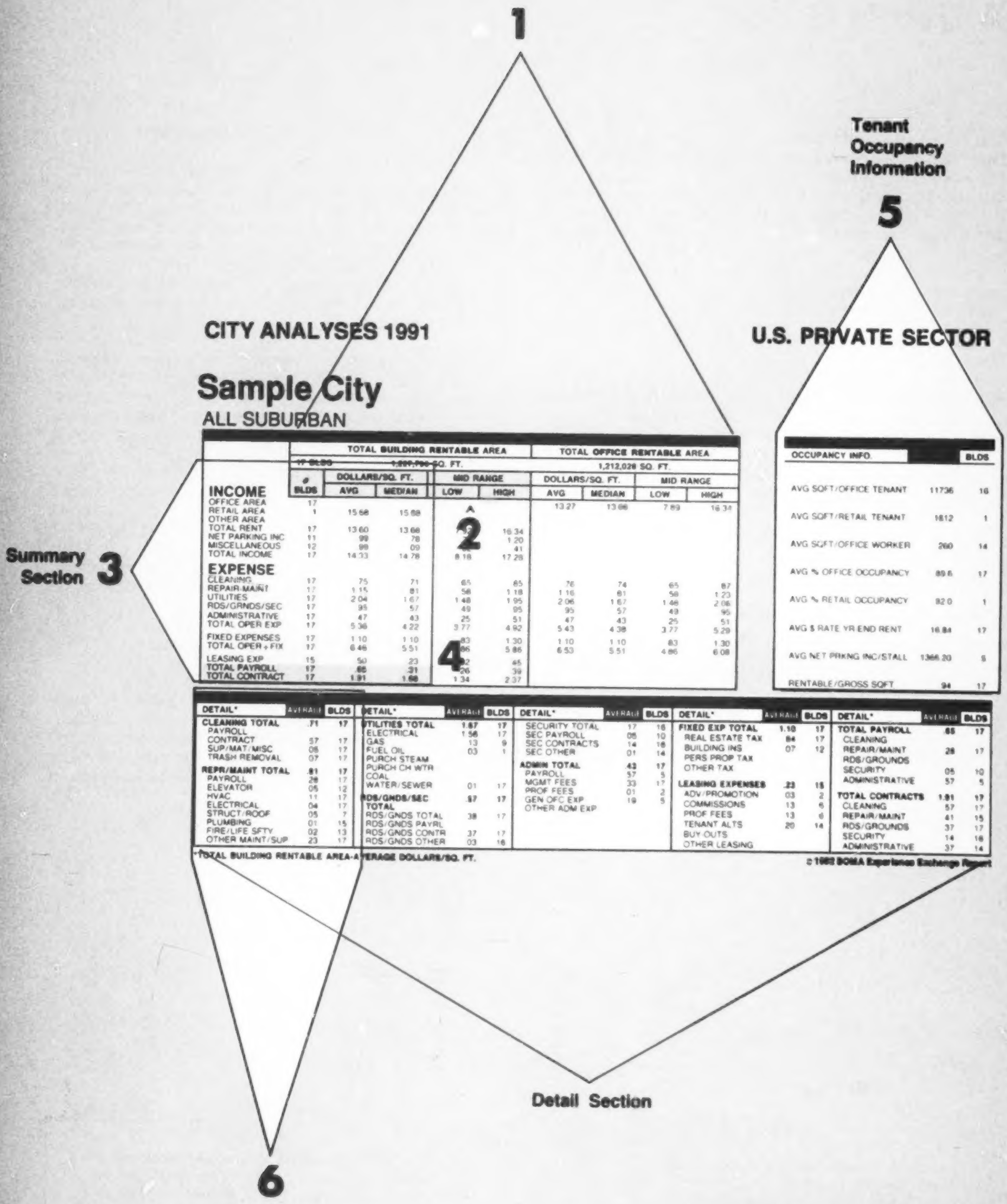
1. For the private sector, at least 70% of the building rentable space is allocated to office type occupants; for the public sector, the cutoff percentage is 50%.

2. The average occupancy level for the office space in 1991 was 50% or higher.

Thus, these tables reliably report income and expenses for properties that experienced traditionally prevalent operating conditions. The National Occupancy/Location tables report income and expenses for properties experiencing less than 50% occupancy (annual average), so that the input of lower occupancy levels on expenses can be examined.

Caveat

BOMA International has taken extreme care and exercised high standards of statistical procedures in processing and reporting data in this *Experience Exchange Report* and offers it as a useful service to the office building industry and the public. However, data is presented with no warranty, either expressed or implied, as to its accuracy; BOMA International assumes no legal responsibility for the accuracy of the statistical presentations, comments or other information contained herein. Neither does it assume any responsibility for the outcome of decisions, contracts, commitments, or obligations made on the basis of this information.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CITY ANALYSES 1991

U.S. PRIVATE SECTOR

Sample City

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDGS [illegible] SQ. FT.					1,212,028 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	17					13 27	13 66	7 69	16 34
RETAIL AREA	1	15 68	15 68						
OTHER AREA									
TOTAL RENT	17	13 60	13 66	[illegible]	16 34				
NET PARKING INC	11	99	78	[illegible]	1 20				
MISCELLANEOUS	12	99	09	[illegible]	41				
TOTAL INCOME	17	14 33	14 78	8 16	17 28				
EXPENSE									
CLEANING	17	75	71	65	85	76	74	65	87
REPAIR/MAINT	17	1 15	81	58	1 18	1 16	81	58	1 23
UTILITIES	17	2 04	1 67	1 48	1 95	2 06	1 67	1 46	2 06
RDS/GRNDS/SEC	17	95	57	49	95	95	57	49	95
ADMINISTRATIVE	17	47	43	25	51	47	43	25	51
TOTAL OPER EXP	17	5 36	4 22	3 77	4 92	5 43	4 38	3 77	5 29
FIXED EXPENSES	17	1 10	1 10	83	1 30	1 10	1 10	83	1 30
TOTAL OPER + FIX	17	6 46	5 51	86	5 86	6 53	5 51	4 86	6 08
LEASING EXP	15	50	23	[illegible]	45				
TOTAL PAYROLL	17	.65	.31	26	39				
TOTAL CONTRACT	17	1.91	1.66	1 34	2 37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11736	16
AVG SQFT/RETAIL TENANT	1612	1
AVG SQFT/OFFICE WORKER	260	14
AVG % OFFICE OCCUPANCY	89.6	17
AVG % RETAIL OCCUPANCY	92.0	1
AVG $ RATE YR END RENT	16.84	17
AVG NET PRKNG INC/STALL	1366.20	5
RENTABLE/GROSS SQFT	94	17

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	17
PAYROLL		
CONTRACT	57	17
SUP/MAT/MISC	06	17
TRASH REMOVAL	07	17
REPR/MAINT TOTAL	.81	17
PAYROLL	28	17
ELEVATOR	05	12
HVAC	11	17
ELECTRICAL	04	17
STRUCT/ROOF	05	7
PLUMBING	01	15
FIRE/LIFE SFTY	02	13
OTHER MAINT/SUP	23	17

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.67	17
ELECTRICAL	1 56	17
GAS	13	9
FUEL OIL	03	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	01	17
RDS/GNDS/SEC TOTAL	.57	17
RDS/GNDS TOTAL	38	17
RDS/GNDS PAYRL		
RDS/GNDS CONTR	37	17
RDS/GNDS OTHER	03	16

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	17	16
SEC PAYROLL	05	10
SEC CONTRACTS	14	16
SEC OTHER	01	14
ADMIN TOTAL	.43	17
PAYROLL	57	5
MGMT FEES	33	17
PROF FEES	01	2
GEN OFC EXP	19	5
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.10	17
REAL ESTATE TAX	84	17
BUILDING INS	07	12
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.23	15
ADV/PROMOTION	03	2
COMMISSIONS	13	6
PROF FEES	13	6
TENANT ALTS	20	14
BUY OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.65	17
CLEANING		
REPAIR/MAINT	28	17
RDS/GROUNDS		
SECURITY	05	10
ADMINISTRATIVE	57	5
TOTAL CONTRACTS	1.91	17
CLEANING	57	17
REPAIR/MAINT	41	15
RDS/GROUNDS	37	17
SECURITY	14	16
ADMINISTRATIVE	37	14

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Sample Analysis

Explanation of the Analysis Format

The basic format of the analyses contained in the *BOMA Experience Exchange Report* consists of three sections. The top lefthand section provides income and expense Summary Data, the righthand provides Tenant/Occupancy Information, and the bottom portion supplies Expense Detail Data.

Summary Section

This section provides summary totals for 7 income and 11 expense categories.

The left side of the upper Summary Section presents income and expense figures for the Total Building Rentable Area (Office + Retail + Other). The right side provides figures for Total Office Rentable Area only. Most survey respondents use the *BOMA/ANSI Standard Method for Measuring Floor Area in Office Buildings* to determine rentable area.

Under the Total Rentable Area headings are the number of buildings reporting in the analysis and the corresponding total building and total office square footage of those buildings.

1

	TOTAL BUILDING RENTABLE AREA	TOTAL OFFICE RENTABLE AREA
17 BLDS	1,227,796 SQ. FT.	1,212,028 SQ. FT

For all categories in the Summary Section, four types of data are provided: Average, Median, Mid-Range, and Number of Buildings.

2

# BLDS	DOLLARS/SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH

The following set of fictitious data for 10 buildings demonstrates how these figures are calculated.

Cleaning Costs *(Theoretical)*

Building #	Square Feet	$	Expense
1	134,000	$	73,700
2	79,000	$	53,720
3	280,000	$	235,200
4	121,000	$	110,110
5	590,000	$	566,400
6	91,000	$	92,820
7	1,222,000	$	1,295,320
8	455,000	$	495,950
9	260,000	$	291,200
10	195,000	$	243,750
	3,427,000	$	3,458,170

The Average is calculated by adding all dollars, then all square footage, and dividing total dollars by total square footage.

$$\frac{\text{Total Dollars}}{\text{Total Sq. Ft.}} = \text{AVERAGE Dollars per Square Foot}$$

OR

$$\frac{\$3{,}458{,}170}{\$3{,}427{,}000} = \$1.009 \text{ per Square Foot}$$

Building		Square Feet	$ Expense	Average/Sq. Ft.	
1		134,000	$ 73,700	$ .55	
2		79,000	$ 53,720	$ .68	
3		280,000	$ 235,200	$ .84	
4		121,000	$ 110,110	$ .91	
5	*MEDIAN*	590,000	$ 566,400	$ .96	.96
6	*THE HALFWAY*	91,000	$ 92,820	$1.02	+1.02
7	*POINT OF THE*	1,222,000	$1,295,320	$1.06	1.98 ÷ 2 = .99
8	*NUMBER OF*	455,000	$ 495,950	$1.09	
9	*DATA ITEMS*	260,000	$ 291,200	$1.12	
10		195,000	$ 243,750	$1.25	

This method is a true average in that it measures the cost or income per square foot without reference to the number or size of buildings contributing data. Buildings with larger amounts of square feet will affect the average value more than smaller buildings. This effect is most noticeable in analyses with few buildings reporting, especially if the large buildings report unusual income or expense figures.

This is one reason the *Experience Exchange Report* provides as many size group breakdowns as possible for each city, and includes medians and mid-ranges, to allow greater ability to judge the usefulness of each statistic.

The Median is a true measure of the midpoint of the data. To obtain a Median for the 10 sets of data in the following example, the dollars per square foot for each building are arrayed from the lowest value to the highest. Then the computer simply counts halfway through the data and finds the number that lies at the midpoint.

The Mid-Range is calculated by a formula that determines the upper and lower hinge values.

The Mid-Range is an indication of the middle 50% of the data; the Low Mid-Range figure is the number below which 25% of the data items lie, and the High Mid-Range figure is the number above which 25% of the data items lie. The result is a "bracket set" of figures that shows a range of 25% on either side of the center.

The Mid-Range shows the user the distribution of the data range. For data categories with three buildings or fewer, no Mid-Range will be shown.

	Building		Square Feet	$ Expense	Average/Sq. Ft.	
1/4 (25%)	1		134,000	$ 73,700	.55	
	2		79,000	$ 53,720	.68	
	3		280,000	$ 235,200	.84	
1/2 (50%)	4	*Mid-50%*	121,000	$ 110,110	.91	*THIS IS THE*
	5	*RANGE: 1/4 (25%)*	590,000	$ 566,400	.96	*MID-RANGE-*
	6	*FROM THE*	91,000	$ 92,820	1.02	*THE MIDDLE*
	7	*FIRST AND*	1,222,000	$1,295,320	1.06	*50%*
1/4 (25%)	8	*LAST DATA ITEMS*	455,000	$ 495,950	1.09	
	9		260,000	$ 291,200	1.12	
	10		195,000	$ 243,750	1.25	

If most building reports show similar amounts, the Mid-Range will be close to the Median:

1	.65		
2	.74		
3	.78		
4	.81		
5	.84	*Median*	*Mid*
6	.88	*.86*	*Range*
7	.91		
8	.96		
9	1.01		
10	1.12		

For this set the corresponding analysis would look like this:

#	DOLLARS/SQ.FT.		MID RANGE	
BLDS	**AVG**	**MEDIAN**	**LOW**	**HIGH**
10		.86	.78	.96

However, if the reports show a great variance in data, then the Mid-Range will show a wide spread:

1	.31		
2	.33		
3	.42		
4	.66		
5	.85	*Median*	*Mid-*
6	.99	*.92*	*Range*
7	1.05		
8	1.16		
9	1.21		
10	1.29		

This analysis line would read as follows:

#	DOLLARS/SQ.FT.		MID RANGE	
BLDS	**AVG**	**MEDIAN**	**LOW**	**HIGH**
10		.92	.42	1.16

The Number of Buildings (BLDS) shows the exact number of buildings supplying data for each income or expense category. It is an extremely significant figure because the number of buildings may vary per income or expense line item. Even if 20 buildings reported data for a particular city, it would not be unusual for only 12 of those buildings to provide data on, for example, elevator repair expenses. This value is therefore a measure or indicator of data quality: The larger the number, the more reliable the calculation of averages.

Income and Expense Categories

Income summary categories in the *Experience Exchange Report* include Office Area, Retail Area, Other Area, Total Rent, Net Parking Income, Miscellaneous, and Total Income.

Expense summary categories in the *Experience Exchange Report* include Cleaning, Repairs and Maintenance, Utilities, Roads/Grounds/Security, Administrative, Total Operating Expenses, Fixed Expenses, Total Operating and Fixed Expenses, Leasing Expenses, Total Payroll, and Total Contracts.

3

	#	DOLLARS/SQ. FT.		MID RANGE	
INCOME	**BLDS**	**AVG**	**MEDIAN**	**LOW**	**HIGH**
OFFICE AREA	17				
RETAIL AREA	1	15.66	15.66		
OTHER AREA					
TOTAL RENT	17	13.60	13.66	7.92	16.34
NET PARKING INC	11	.99	.78	.21	1.20
MISCELLANEOUS	12	.99	.09	.02	.41
TOTAL INCOME	17	14.33	14.78	8.18	17.28
EXPENSE					
CLEANING	17	.75	.71	.65	.86
REPAIR-MAINT	17	1.15	.81	.58	1.18
UTILITIES	17	2.04	1.67	1.48	1.95
RDS/GRNDS/SEC	17	.95	.57	.49	.95
ADMINISTRATIVE	17	.47	.43	.25	.51
TOTAL OPER EXP	17	5.38	4.22	3.77	4.92
FIXED EXPENSES	17	1.10	1.10	.83	1.30
TOTAL OPER + FIX	17	6.46	5.51	4.88	5.86
LEASING EXP	15	.50	.23	.02	.45
TOTAL PAYROLL	17	.65	.31	.26	.39
TOTAL CONTRACT	17	1.91	1.66	1.34	2.37

In the Expense Summary Section, two line items are not actually separate expenses, but are extracted from the operating expense components. These line items are the Total Payroll and Total Contracts categories.

4

TOTAL PAYROLL	17	.65	.31
TOTAL CONTRACT	17	1.91	1.66

Tenant/Occupancy Information

The upper right section of the analysis provides information on the tenant and occupancy characteristics of the buildings reporting. For each tenant/occupancy item the figure in the first column is the statistical value while the figure in the second column represents the number of buildings reporting that item.

5

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11736	16
AVG SQFT/RETAIL TENANT	1612	1
AVG SQFT/OFFICE WORKER	260	14
AVG % OFFICE OCCUPANCY	89.6	17
AVG % RETAIL OCCUPANCY	92.0	1
AVG $ RATE YR-END RENT	16.84	17
AVG NET PRKNG INC/STALL	1366.20	5
RENTABLE/GROSS SQFT	94	17

Tenant/Occupancy information is calculated as follows:

Average Square Feet Per Office Tenant

The Average Square Feet Per Office Tenant is computed by first calculating the actual occupied square footage of each building in the sample by multiplying the square footage of office space in each building by its office occupancy rate. These occupied square footages are then totaled for the entire sample.

Next, the number of tenants is totaled for the sample. Finally, the number of tenants is divided into the total amount of occupied office space to obtain the Average Square Feet Per Office Tenant.

Average Square Feet Per Retail Tenant

The Average Square Feet Per Retail Tenant is calculated in the same manner as that for office tenants except of course using retail space, retail occupancy rates, and retail tenants.

Average Square Feet Per Office Worker

Once again the Average Square Feet Per Office Worker is calculated similarly to the previous descriptions with the exception of using office space, office occupancy, and building population information.

Average Office Occupancy and Average Retail Occupancy

Average Office Occupancy and Average Retail Occupancy are calculated in a manner similar to the prior items. First, the actual occupied square footage of each building is calculated by taking the square footage of the office (or retail) space and multiplying by the office (or retail) occupancy rate. These occupied square footages are then totaled for the entire sample. Next, the total office (or retail) square footages are totaled for the entire sample. Finally, the total occupied office (retail) square footage is divided by the total office (or retail) square footage to obtain the average occupancy rate.

Average Rate Year-End Rent

The Average Rate Year-End Rent is the average of the base rate of the last space rented during calendar year 1991 and is calculated the same way as all other averages. The year-end base rent for each building is first calculated by multiplying the year-end dollar per square foot base rent by the square footage of office space. The calculated dollar amounts are totaled and then divided by the summation of office space.

Average Net Parking Income/Stall

The average net parking income per stall is calculated by dividing the summation of net parking income (gross parking income minus expenses), by the summation of the number of parking stalls.

Rentable/Gross Square Feet

Rentable/Gross Square Feet is calculated by totaling the "Total Construction Area of Building" figures for the sample, then totaling the "Total Rentable Square Feet" figures, and dividing the total of the Construction Area into the total of the "Total Rentable Square Feet." This statistic is designed to give the average efficiency ratio of the buildings in the sample.

Expense Detail Section

The bottom section of each analysis provides expense detail information. These expenses are components of the summary expense categories given in the upper Expense Summary Section. Over 50 individual expense detail categories are provided. A sample of this section:

6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	17
PAYROLL		
CONTRACT	.57	17
SUP/MAT/MISC	.05	17
TRASH REMOVAL	.07	17
REPR/MAINT TOTAL	.81	17
PAYROLL	.29	17
ELEVATOR	.05	12
HVAC	.11	17
ELECTRICAL	.04	17
STRUCT/ROOF	.05	7
PLUMBING	.01	15
FIRE/LIFE SFTY	.02	13
OTHER MAINT/SUP	.23	17

In the lower Expense Detail Section only an Average figure is given for an expense detail category along with the Number of Buildings reporting that category. All Average figures represent Total Building Rentable Area.

The category totals in the Expense Detail Section will often vary slightly, in both dollar total and number of buildings, from the expense summary figures in the Summary Section. This is due to the format of the survey form. The front page of the EER survey form provides the Summary Section and Tenant/Occupancy Information figures. The back page, which is optional to the survey respondent, supplies Expense Detail data.

Many respondents report zero values for detailed expense categories (zero and blank responses are treated equivalently). In order to incorporate as much information as possible into the analyses, each expense item in the analysis is calculated separately according to the number of buildings responding to that survey question. This data compilation system allows use of individual data items even when a form is incomplete. The component figures, including the Expense Detail totals, stand by themselves. Consequently, the Number of Buildings statistic is very important when examining an analysis; it reveals how many buildings actually responded to a survey question.

In short, each statistic, whether an individual component or total category, can be considered meaningful in its own right and representative of the widest amount of data available.

Answers to Frequently Asked Questions

1. How are the statistics presented?

All data is presented in dollars per square foot per year based on the income and expense dollars incurred during the calendar/fiscal year 1991. For instance, 10.00 should be read as $10.00 per square foot per year. Canada analyses are reported in Canadian dollars.

2. What unit of floor measurement are these dollars applied against?

Most calculations are in rentable square feet, of an equivalent floor measurement method as in the case of single, special purpose, and government buildings. Survey respondents are asked to report rentable square feet according to the BOMA/ANSI *Standard Method for Measuring Floor Area in Office Buildings.*

3. How are the income and expense categories determined?

The income and expense categories presented in the EER are based on functional accounting categories common throughout the office building industry. These categories are defined in the BOMA Functional Accounting Guide as well as the actual survey form (Appendix A).

4. Why don't the figures in the individual expense detail categories add up to the expense totals?

Each individual category, including the "Totals" category, stands by itself. In order to provide the most complete analysis of data possible, the system allows the use of individual data items, even when a survey form is incomplete. For example, a survey report may only provide information on Cleaning and Utilities. These two items will be used to compute statistics in these two categories, but the report will be removed from any totals computations and any other statistic where it did not provide information.

In short, each statistic, whether an individual category or a category "total" can be considered meaningful in its own right and representative of the widest amount of data available.

5. If a building does not provide dollar information for an item, is that building's square footage still used in the calculation?

No. When dollar information is not provided, the square footage for that building is removed from the calculation. This is why the number of buildings is shown for each category.

6. Where do I find energy costs?

Energy costs are the major component of the "Utilities" category. The only other component of this category is Water/Sewer, which tends to be relatively small amount. Therefore, for general use purposes, the "Utilities" category may be considered to be energy.

7. How can I find out the cost per rented square foot?

"Office Rented" statistics, roughly comparable to those in older editions of the EER, can be derived by simply dividing any desired office area dollar statistic by the average occupancy rate.

8. Is the "average rate year-end rent" the current market rental rate?

No. This data figure does not reflect current market rental rate for several reasons.

First, it is a simple average of the amounts provided by the survey respondents that responded to the question: "The last time you leased office space during this reporting period, what was its gross annual base rental rate?"

Second, "the last time you leased space" could have been early in the reporting year. At the latest, it would be as of December 31. Therefore it can never be a "current" figure.

However, it does provide a strong indicator of the actual, contracted rate at which space was leased, generally during the latter part of the year. In this respect it may vary from the "asking price" in any city and may therefore be a better basis for projecting achievable income if no significant changes in the market have occurred since the time the data was collected.

9. In an analysis, does the Number of Buildings figure equal the number of survey reports used in that analysis?

No! The number of buildings does not necessarily indicate the number of survey reports in each analysis, because a single report may be filed for more than one building. For instance, a survey may be filed on a complex of several buildings using a single accounting system. Therefore, a Number of Buildings (# BLDS) figure indicating 10 buildings may actually be compiled from only six survey reports, with one or more reports containing more than one building. This factor affects the data in two ways.

First, a data item will show a Mid-Range only when four or more buildings report that item. But, regardless of the number of buildings shown, if only three of fewer reports provided data, no Mid-Range will be given.

Second, reports with more than one building are eliminated in analyses of multiple building characteristics, such as city/size groups, because multiple building reports usually aggregate buildings of different size, ages, and/or heights. Removing multiple building reports allows the most accurate cross-tabulation analyses to be provided. Consequently, the number of buildings in the size grouping will often be less than the number of "All Downtown" or "All Suburban".

10. Whom can I contact for further information?

The BOMA International Research staff in Washington, D.C., will respond to all inquiries on EER calculations and procedures. You may contact them at (202) 408-2688.

A Note on the 1992 EER Data Processing and Use of the Tables

The statistics published in the *Experience Exchange Report* can be only as good as the data provided on the survey forms, and the quality with which this data is entered and processed to produce the publication's statistical tables. The research staff at BOMA International continually strives to improve the quality of this process to assure that the users of the statistics are not misled by erroneous or non-representational numbers. Nevertheless, data processing for an industry as diverse as the office building industry inherently contains many assumptions and conditions of which the reader should be aware.

Statistical Representation

In any typical metropolitan area, the number of office buildings is quite large, relative to the number for which data was received. This fact raises the question of how representative are the respondent properties of the population as a whole. For larger properties (those in excess of 100,000 square feet), the answer is "usually good" because the number of survey forms received is sufficiently high for larger properties to account for variations in expenses among them. For smaller properties and for those tables where sample sizes are smaller, the results are less reliable.

Variations in building size, age, height, occupancy, and management can and do affect individual income or expense line-items, however, that is the reason for publishing so many different tables. Unfortunately, the downside to this approach is that many tables contain statistics based on so few buildings that the input data is less likely to be representative of all office buildings conforming to that table's characteristics (location, occupancy, size, etc.).

Practically speaking, a safe approach is to start with the statistics in a table for all downtown or all suburban buildings in a city, then use the national cross-tabulation tables to identify the trend in a line-item as it relates to building size, occupancy, height, or age to extrapolate the result desired.

A critical number to examine is the number of buildings which provide data for a given line-item, such as cleaning expenses. If the number is much less than 25, then the resulting statistics in the table should be considered with caution.

Differences between the average value and the median value for a line-item provide clues to the diversity of the underlying sample. If the difference between the average and the median values is large, then the sample of buildings providing data may contain few very large buildings and many smaller properties. Furthermore, the large buildings are reporting very different income (or expenses) than the smaller properties. If the user's building is smaller, then the median values should be considered more heavily; if the user's building is larger, then the average values will be more representative.

Content of Line-Items

The statistics reported for each line-item are based on the data provided by building managers for that line-item. But what data do building managers provide for a given line-item? Does it cover the same building functions and operations in all buildings? In the case of very specific line-items, such as those appearing on the back page of the survey form (see Appendix A), the data is more likely to be reflective of what the line-item describes, and in accordance with the descriptive material in BOMA International's *Functional Accounting Guide and Chart of Accounts*. For the more broad line-items reported on the front page of the survey form, however, the reader must assess how likely are building managers to interpret the survey questions in a particular way.

One source of confusion involves the reporting of total expenses. If a building manager reports component expenses for, say, cleaning and administration, but neglects utilities, repairs/maintenance, and roads/grounds/security, is it appropriate to include this respondent's total expenses (equal to the sum of cleaning and administration only) in the calculation of statistics for total expenses? To avoid misrepresentation, the calculation of statistics for total expenses includes only those buildings for which the manager provided data on cleaning, repairs and maintenance, and utilities, unless the total expenses reported by the building manager exceeded the sum of these three components. In other words, the statistics for total expenses will not include data from buildings in which the manager implied that no utilities were consumed, or the building required no repairs and maintenance, or cleaning.

Similarly, the calculation of Total Operating Plus Fixed Expenses excludes those buildings for which neither fixed expenses nor total operating expenses were reported. Furthermore, with the exception of the buildings from the Government Sector, the calculation of Total Fixed Expenses in the Detail Section also excludes those buildings for which no real estate tax was provided. For the U.S. Government Sector, the Fixed Expenses only reflect the expenditures on building insurance, personal property tax and other taxes, as no real estate tax was assessed.

A new data checking program was implemented for better quality control and it also eliminated outliers, data points that are far beyond the distribution of the rest of the data supplied. As a general rule, the outlier criterion was 400% or more above average values. Thus, many of the data for respondents', that was unusual but a true and accurate reflection of experience is not eliminated. The same test was applied to all the sample data sets for both two-year and five-year control sample analyses.

Besides, the quality of data was enhanced by adjusting the square footage of buildings whose managers employ various measurement methods other than the Rentable Area Method, and adjusting income for the owner-occupied space. Close to 80% of the building managers responded to this survey reported the use of the BOMA Rentable Area Method in measuring space. By expanding the survey form to include questions on common area, usable area, usable/rentable ratio and rentable add-on ratio, we were able to convert the square footage of the rest of the buildings (20%) into rentable method. The standardization of most of the equations' denominator, namely the square footage, improves the accuracy of the resulted statistics. The average effect of this change was to decrease a typical expense item by .7%.

In the survey, property managers are not consistent in accounting for space occupied by the owners of the buildings in reporting income and expenses. In some cases, managers include expenses incurred from the owner-occupied space, but do not report the corresponding rent. These discrepancies were adjusted both this year and last year. The adjusted office income is derived by first calculating the rental rate in dollars per square foot using office space minus owner-occupied space as the denominator, and then multiply this rate by the total office space adjusted for office occupancy.

This is the second year that the Experience Exchange Report Survey Form included questions regarding parking income, and parking expenses. Statistics for net parking income per building rentable are presented in the *1992 Experience Exchange Report*.

Readers should be cautious in comparing the current year's income data with data reported in older versions of the *Experience Exchange Report*. The adjustments to owner-occupied space were not made prior to 1989 and net parking income was not reported prior to 1990.

Averages and Medians

Some confusion has arisen when users of the *Experience Exchange Report* attempt to compare the detailed breakout of expenses, as reported on the back page of the survey form, with the totals reported on the front page. Before 1989, the median statistic only was calculated for data on the back page. Since then, medians were replaced by averages, or statistical means for data on the back page, so that these averages can be compared more readily with the averages reported on the front page.

The lower and upper mid-range values are intended to report the quartile values for a distribution. In other words, for a given line-item, the lower mid-range value should be the value for that building that is one fourth from the bottom of all the values reported. When the number of buildings reporting is small, however, the one-fourth mark (or three-fourths mark for the upper value) may not correspond exactly to a specific building. To improve the reliability of what is reported, the lower and upper mid-range values are the true hinges. The formula for calculating hinges is not presented here but is contained in many statistical methods manuals; basically, it involves calculating an average value between the two building values that are just below and above the one-fourth level (or three-fourth level).

For example, if a given table reports data for eight buildings, and the data from these eight buildings is ordered from lowest value to highest, then the lower hinge is calculated by averaging the values for buildings number two and three, and the upper hinge is calculated by averaging the values for buildings number six and seven. The median is calculated by averaging the values for buildings four and five.

Control Samples, and Measuring Trends

For many years the *Experience Exchange Report* has contained, as it does this year, tables of statistics for income and expenses for control samples: either two-year or five-year control samples. What this means is that the statistics reported for two different years, for example, are based on data supplied by the sample buildings in both years. Thus, changes from year to year are expected to be more reliable because the same buildings are reported in both years. This approach is intended to avoid the problem that arises when differences are calculated based on all buildings reporting in each of two years. In this latter situation, if the composition of the sample changes, are the changes in expenses from one year to the next attributable to changes in the industry, or changes in the samples reporting each year?

Unfortunately, control samples contain a bias, which is often referred to as a regression to the mean. For reasons that do not merit detailed explanation here, the use of control samples tends to underestimate increases in income from the first year to the second, and overestimate increases in expenses. The result is that estimates of changes in net operating income are biased downwards. This bias becomes more exaggerated in five year control sample statistics based on buildings that are reported for five consecutive years.

The *Experience Exchange Report* contains these control sample tables this year to assure continuity for those users who find them to be valuable. However, the analytical articles prepared for the Canadian and United States statistics contain the results of a more reliable method for determining year-to-year changes in industry income and expenses. The reader interested in these trends should read the appropriate analytical discussions.

Monetary Conversion Factors for Annual Inflation Rates: Canada

		And you want dollars in one of these years, then multiply the original value by:						
		1985	1986	1987	1988	1989	1990	1991
If the original value occurred in this year	1985	1.00	1.04	1.09	1.13	1.19	1.24	1.31
	1986		1.00	1.04	1.09	1.14	1.20	1.26
	1987			1.00	1.04	1.09	1.15	1.21
	1988				1.00	1.05	1.10	1.16
	1989					1.00	1.05	1.11
	1990						1.00	1.06
	1991							1.00

Monetary Conversion Factors for Annual Inflation Rates: United States

		And you want dollars in one of these years, then multiply the original value by:						
		1985	1986	1987	1988	1989	1990	1991
If the original value occurred in this year	1985	1.00	1.03	1.08	1.12	1.17	1.22	1.27
	1986		1.00	1.05	1.09	1.14	1.19	1.24
	1987			1.00	1.04	1.09	1.14	1.18
	1988				1.00	1.05	1.09	1.14
	1989					1.00	1.04	1.08
	1990						1.00	1.04
	1991							1.00

Overview of the 1992 Survey Data

W. Ellen Ku and Deidre A. Schexnayder
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The *1992 BOMA Experience Exchange Report* includes data for over 4,700 office buildings located throughout North America. This sample includes 3,899 U.S. private sector properties, 314 government office buildings in the United States, 212 privately held Canadian properties, and 331 government buildings in Canada (Table 1). In total, this sample covers over 843 million square feet of office space in North America.

This year, 21.6 percent of the buildings reported in the *Experience Exchange Report* are smaller than 50,000 sq. ft., in contrast with 15 percent from last year. Another 21.7 percent of the buildings are being accounted for in the next size bracket, 50,000 - 100,000 sq. ft. Approximately 35.7 percent of the respondent buildings are within the size range of 100,000 to 300,000 sq. ft.; 14 percent are 300,000 to 600,000 sq. ft.; and 7 percent greater than 600,000 sq. ft. The buildings that are greater than 600,000 sq. ft. in size represent 31.5 percent of the total square footage of the survey sample, while the small buildings that are 50,000 sq. ft. or less account for only 2.9 percent of the total sample square footage. Hence the larger buildings continue to dominate the statistical average values, but not the median values, in those tables that do not distinguish buildings by size.

DATABASE SOURCES:
1992 EXPERIENCE EXCHANGE REPORT
(Data for Calendar Year 1991)

	Buildings	Sq.Ft. (000s)
U.S. Private		
Downtown	1,506	458,179
Suburban	2,393	245,133
Total	3,899	703,312
Canada Private		
Downtown	161	46,075
Suburban	51	7,504
Total	212	53,579
U.S. Government		
Downtown	247	50,622
Suburban	67	3,952
Total	314	54,574
Canada Government		
Downtown	206	25,921
Suburban	125	6,390
Total	331	32,311
TOTAL	**4,756**	**843,776**

Table 1

The average size of the buildings in the sample in 1991 is 177,400 sq. ft., which is basically no different from the average size of 176,000 sq. ft. in 1990.

The survey process solicited responses from property managers throughout many North American cities, and 126 cities are represented this year by three or more properties. Buildings included in this survey are not all owned or managed by members of BOMA. Yet the responses, because they are voluntary, probably reflect the experience of the more efficiently managed office properties in the United States and Canada. For every property included in the statistical tables within the private sector, over 70 percent of the rentable space is allocated to office type activities. Unless stated otherwise, each property included in a statistical table maintained an average occupancy level for the year greater than 50 percent. In fact, over eighty-three percent of the properties so included experienced occupancy levels for the year in excess of 75 percent, and the average occupancy level is 87.7 percent (see separate analyses of U.S. and Canadian markets).

The analysis of the data, presented in separate discussions that follow, relies heavily on the comparison of reported performance for buildings in 1990 versus 1991. To assure that the analysis reflects trends in the industry as opposed to changes in the sample of all properties reporting to the *Experience Exchange Report*, control samples are employed. These control samples are composed of all respondents who reported in two or more years. Comparison of their reports from one year to the next, for the same buildings, is more likely to reveal the effects of changes in the industry (both space markets and operating environments) than is a comparison of all respondents to the *Experience Exchange Report* each year.

Many respondents report the results of more than one building on a survey form, and the number of buildings reported by a respondent may change from one year to the next. Because these shifts are small, these respondents are included in the control samples, and this is the reason why the number of buildings and the total square footage covered by a control sample may change from one year to the next.

COMPARISON OF ALL RESPONDENTS WITH A CONTROL SAMPLE

U.S. Private Sector (Percent change, 1990-1991)

All Respondents:	3,609 Buildings, 667.2 million sq. ft.
Control Respondents:	2,154 Buildings, 454.1 million sq. ft.

	All Respondents	**Control Group**
Average income increase	3.882%	3.189%
Average total expense increase	3.690%	4.432%

Canada Private Sector (Percent change, 1990-1991)

All Respondents:	201 Buildings, 51.0 million sq. ft.
Control Respondents:	143 Buildings, 41.3 million sq. ft.

	All Respondents	**Control Group**
Average income increase	5.538%	1.688%
Average total expense increase	4.512%	4.628%

Table 2

United States Analyses

Slight Improvement Experienced in U.S. Market

W. Ellen Ku and Deidre A. Schexnayder

U.S. Private Sector

Data submitted by office building owners and managers via BOMA International's Experience Exchange Report survey for calendar year 1991 suggest that operating performance has improved slightly from 1990. This slow performance is due to persistently weak commercial real estate markets and a recessionary national economy. In contrast with the analysis of the two-year control sample data for 1990 which reported a 2.4 percent loss in net operating income on a real basis (adjusted for 4.1 percent inflation), the 1991 analysis indicates that building owners and managers achieved a slight gain of .1 percent (adjusted for 4.2 percent inflation).

Based on a comparison of performance for properties that were reported in both 1990 and 1991, total operating and fixed expenses increased at a faster rate than total income, 4.4 percent versus 3.2 percent respectively (Table 1). Average cleaning expenses increased on a nominal basis by 2.5 percent between 1990 and 1991. Other expenses which increased from 1990 to 1991 include: utilities, 3.8 percent; roads/grounds/security, 6.0 percent; and administrative expenses, 3.4 percent. Repairs & maintenance declined by 2.1 percent, or $.03 per square foot. Fixed expenses, which are primarily composed of property taxes, rose 6.9 percent in 1991. The average percent increase for fixed expenses was 4.9 percent in 1990, and 5.1 percent in 1989. Average net operating income (NOI) can be estimated by subtracting the average value of reported total expenses from the average value of total income. Average NOI increased on a nominal basis by $.36 per square foot last year, an increase of 4.5 percent.

These results are the averaged responses of owners and managers of 2,154 office buildings containing 454.1 million square feet of space. The results reported here, while indicative of trends for the entire industry, must be interpreted carefully, because the properties analyzed are not necessarily representative of the industry as a whole. For example, properties that reported an average occupancy level below 50 percent for 1991 are not included in this analysis.

Figure 1 illustrates the overall ratio of operating and fixed expenses, by expense categories, to total expenses in the U.S. private sector. For years, fixed expenses, notably property taxes and insurance, has constituted the largest source of expenses (33 percent in 1991). Utilities, which are almost all energy, is the second largest source of expense with a significant lower proportion (22 percent) as compared with fixed expenses. The percentages of the remaining expense categories to total expenses are: repair/maintenance (15 percent), cleaning (13 percent), administrative (10 percent), and roads/grounds/security (6 percent). While the ranking of the expense categories by percentage remains unchanged from 1990 to 1991, repair/maintenance expenses dropped from 16 percent to 15 percent, and administrative expenses rose from 10 percent to 11 percent.

INCOME EXPENSE COMPARISONS: 1990-1991
U.S. PRIVATE SECTOR

2-Year Control Sample
2,154 Buildings, 454.1 million sq. ft.
U.S. Dollars per sq. ft.

	MEDIANS[1]			AVERAGES[1]		
	1990	**1991**	**%Change**	**1990**	**1991**	**%Change**
INCOME						
Office	13.53	13.70	1.3	16.95	17.58	3.7
Retail	15.37	15.39	.1	17.91	18.21	1.7
Total Rent	13.56	13.67	.8	17.29	17.73	2.5
Total Income	14.12	14.26	1.0	18.19	18.77	3.2
EXPENSE						
Cleaning	.85	.88	3.5	1.19	1.22	2.5
Repairs/Maintenance	.97	.98	1.0	1.45	1.42	(2.1)
Utilities	1.63	1.67	2.5	1.86	1.93	3.8
Roads/Grounds/Security	.37	.38	2.7	.50	.53	6.0
Administrative	.78	.81	3.8	.88	.91	3.4
Total Operating Expenses	4.80	4.87	1.5	5.89	6.11	3.7
Fixed Expenses	1.71	1.76	2.9	2.91	3.11	6.9
Total Expenses (Operating + Fixed)	6.65	6.79	2.1	8.80	9.19	4.4
Leasing	.72	.67	(6.9)	1.62	1.41	(13.0)
Total Expenses + Leasing[2]				10.13	10.35	2.2
Net Operating Income (NOI)[3]				8.06	8.42	4.5
NOI Adjusted for Inflation (4.2%)					8.07	0.1

[1] Each line item is calculated on the basis of non-zero responses for that item; hence, total items may not agree with column totals

[2] Total Operating and Fixed plus Leasing Expenses on a weighted average basis, calculated from column entries

[3] Total Income less Total Expenses and Leasing, calculated from column entries; it is not reported by respondents

Table 1

The overall direction and trends of the office building industry can be assessed from a review of the averaged performance results of 757 U.S. private sector properties that have reported every year for the last five years (or more). Tables 2, 4, 5 and Figure 2 illustrate the significant impact that an excessive amount of office space on the market has had on office property management and operations. Table 5 indicates that rental income (adjusted for inflation) has continued to decline since 1989, given relatively stable office and retail occupancy rates among the five-year control sample buildings (Table 2). Real rental income has dropped 2.07 percent over the past five years. It appears that property management teams have tried very hard to control operating expenses; zero percent increase in 1989, 0.72 percent increase from 1989-90 and a 0.36 percent decrease from 1990-91. Nevertheless, fixed expenses have gone up, on a real basis, 1.93 percent from 1989-90 and again 1.14 percent from 1990-91. The net effect is a 5.26 percent decrease in real estimated net operating income over the five year period.

Due to the selectivity of the sample, readers should be cautious that these figures may not be reflective of the market as a whole. Also, readers may refer to the city analyses as individual city performances may vary from the overall, nationally averaged results discussed here.

U.S. Government Sector

Managers of government buildings reporting to the Experience Exchange Report, whether they managed federal, state, county, or municipal properties, experienced a decrease in expenses on a real level. Adjusted for 4.2 percent inflation, total operating expenses was $4.70 per square foot in 1991, a 2.1 percent decrease from 1990. The data in this table, which reflects a control sample of 249 government buildings, indicates that total operating expenses increased by 2.3 percent or $.11 per square foot on a nominal basis. Cleaning expenses increased 6.3%, repairs & maintenance experienced a 7.5 percent change between 1990 and 1991, and administrative expenses increased by 20.0 percent. Roads, grounds and security, contributed to rising expenses with a 36.7 percent increase, and utilities expenses remained unchanged from 1990 to 1991.

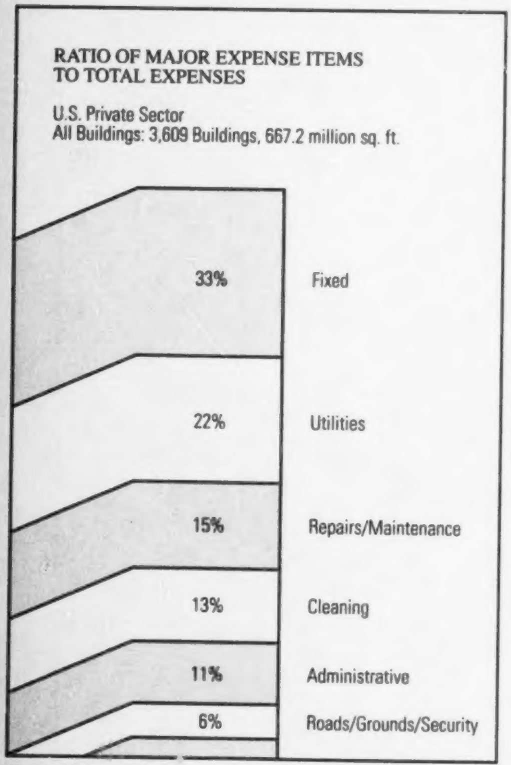

Figure 1

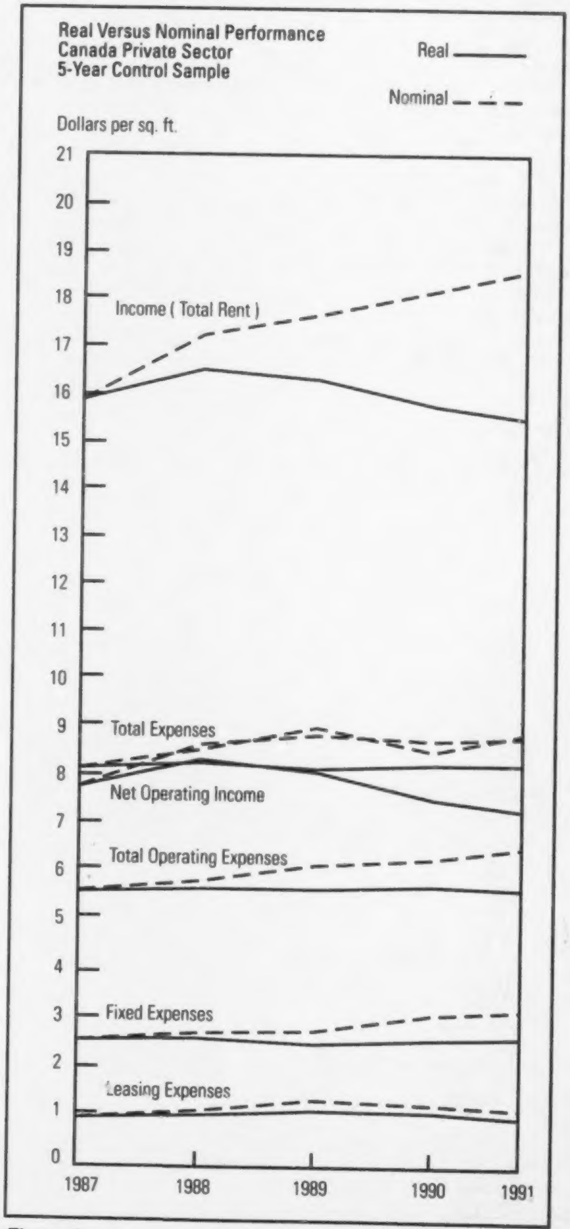

Figure 2

Occupancy Conditions		(Percent of Rentable Space) **1987**	**1988**	**1989**	**1990**	**1991**
2-year Control Samples, U.S. Private Sector (2,154 Bldgs: 454.1 million sq. ft.)						
	Office				89.4	89.0
	Retail				89.1	88.8
5-year Control Samples, U.S. Private Sector (757 Bldgs: 193.1 million sq. ft.)						
	Office	90.6	91.2	91.7	91.8	90.7
	Retail	91.1	90.8	90.4	90.7	90.1
All Buildings Reporting, U.S. Private Sector (3,609 Bldgs: 667.2 million sq. ft.)						
	Office					87.9
	Retail					86.9

Table 2

Expense Comparisons: 1990-1991
U.S. Government Buildings

2-Year Control Sample
249 Bldgs: 38.9 million sq. ft.

	Medians			Averages		
	1990	**1991**	**%Change**	**1990**	**1991**	**%Change**
EXPENSES						
Cleaning	1.21	1.26	4.1	1.28	1.36	6.3
Repairs/Maintenance	1.13	1.15	1.8	1.20	1.29	7.5
Utilities	1.29	1.31	1.6	1.70	1.70	0.0
Roads/Grounds/Security	.16	.26	62.5	.30	.41	36.7
Administrative	.42	.44	4.8	.55	.66	20.0
Total Operating	4.29	4.29	0.0	4.80	4.91	2.3
Total Adjusted for Inflation (4.2%)					4.70	

Table 3

Comparison of Average Income and Expenses
U.S. Private Sector

5-Year Control Sample
757 Buildings: 193.1 million sq. ft.
Nominal U.S. Dollars per sq. ft.

	1987	**1988**	**1989**	**1990**	**1991**	Difference **1987-1991**
Income (Total Rent)	15.94	17.23	17.77	18.15	18.61	
% Difference		8.09%	3.13%	2.14%	2.53%	16.75%
Total Operating Expenses	5.53	5.79	6.08	6.38	6.64	
% Difference		4.70%	5.01%	4.93%	4.08%	20.07%
Fixed Expenses	2.60	2.76	2.84	3.02	3.18	
% Difference		6.15%	2.90%	6.34%	5.30%	22.31%
Leasing Expenses	.98	1.03	1.27	1.17	1.08	
% Difference		5.10%	23.30%	-7.87%	-7.69%	10.20%
Total Expenses	8.15	8.59	8.92	9.40	9.81	
% Difference		5.40%	3.84%	5.38%	4.36%	20.37%
Net Operating Income	7.79	8.64	8.85	8.75	8.80	
% Difference		10.91%	2.43%	-1.13%	.57%	12.97%

Table 4

Comparison of Average Income and Expenses
U.S. Private Sector

5-Year Control Sample
757 Buildings: 193.1 million sq. ft.
Real 1987 U.S. dollars per sq. ft.
(Adjusted for annual change in CPI)

	1987	1988	1989	1990	1991	Difference 1987-1991
Income (Total Rent)	15.94	16.52	16.22	15.89	15.61	
% Difference		3.64%	-1.82%	-2.03%	-1.76%	-2.07%
Total Operating Expenses	5.53	5.55	5.55	5.59	5.57	
% Difference		.36%	0.0%	.72%	-.36%	.72%
Fixed Expenses	2.60	2.65	2.59	2.64	2.67	
% Difference		1.92%	-2.26%	1.93%	1.14%	2.69%
Leasing Expenses	.98	.99	1.16	1.02	.91	
% Difference		1.02%	17.17%	-12.07%	-10.78%	-7.14%
Total Expenses	8.15	8.24	8.14	8.23	8.23	
% Difference		1.10%	-1.21%	1.11%	0.0%	.98%
Net Operating Income	7.79	8.29	8.08	7.66	7.38	
% Difference		6.42%	-2.53%	-5.20%	-3.66%	-5.26%
CPI		4.1%	4.8%	4.1%	4.2%	

Table 5

United States Private Sector: Special Studies

All Buildings—1991
2-Year Comparison of Identical Buildings
5-Year Comparison of Identical Buildings
Agency Managed Buildings
All-Electric Buildings
Financial Buildings
Medical Buildings
Single Purpose Buildings

All Buildings–1991

	# BLDS	TOTAL BUILDING RENTABLE AREA 3609 BLDS 667,168,624 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 643,702,149 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	3245					16.87	13.28	9.60	17.89
RETAIL AREA	807	17.31	15.10	8.93	23.97				
OTHER AREA	300	8.88	6.50	3.46	11.70				
TOTAL RENT	3285	16.96	13.29	9.62	17.97				
NET PARKING INC	1194	.80	.46	.13	1.16				
MISCELLANEOUS	2163	.63	.13	.04	.40				
TOTAL INCOME	3283	17.93	13.82	9.97	18.54				
EXPENSE									
CLEANING	3472	1.12	.84	.67	1.10	1.14	.85	.67	1.13
REPAIR-MAINT	3518	1.32	.93	.67	1.28	1.35	.94	.68	1.32
UTILITIES	3457	1.90	1.57	1.34	2.11	1.92	1.68	1.35	2.14
RDS/GRNDS/SEC	3493	.51	.37	.24	.58	.53	.38	.24	.57
ADMINISTRATIVE	3562	.91	.82	.56	1.09	.94	.84	.58	1.13
TOTAL OPER EXP	3356	5.83	4.79	4.07	5.91	6.04	4.91	4.13	6.09
FIXED EXPENSES	3500	2.88	1.68	1.16	2.46	2.90	1.71	1.17	2.55
TOTAL OPER+FIX	3274	8.71	6.61	5.47	8.29	9.04	6.72	5.56	8.66
LEASING EXP	2794	1.49	.62	.17	1.74				
TOTAL PAYROLL	3120	1.15	.65	.41	1.02				
TOTAL CONTRACT	3452	1.40	1.09	.79	1.48				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9151	3015
AVG SQFT/RETAIL TENANT	2623	880
AVG SQFT/OFFICE WORKER	278	2386
AVG % OFFICE OCCUPANCY	87.9	3423
AVG % RETAIL OCCUPANCY	88.9	920
AVG $ RATE YR-END RENT	19.08	2544
AVG NET PRKNG INC/STALL	517.48	692
RENTABLE/GROSS SQFT	.89	2956

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.13**	**3349**
PAYROLL	.57	689
CONTRACT	.85	3247
SUP/MAT/MISC	.08	2544
TRASH REMOVAL	.08	3036
REPR/MAINT TOTAL	**1.32**	**3368**
PAYROLL	.54	2615
ELEVATOR	.22	2990
HVAC	.20	3279
ELECTRICAL	.09	2903
STRUCT/ROOF	.11	1866
PLUMBING	.03	2680
FIRE/LIFE SFTY	.04	2037
OTHER MAINT/SUP	.27	3228

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.92**	**3191**
ELECTRICAL	1.65	3180
GAS	.13	1618
FUEL OIL	.04	228
PURCH STEAM	.43	310
PURCH CH WTR	.47	157
COAL	.04	8
WATER/SEWER	.09	3048
RDS/GNDS/SEC TOTAL	**.51**	**3385**
RDS/GNDS TOTAL	.15	3063
RDS/GNDS PAYRL	.09	335
RDS/GNDS CONTR	.12	2716
RDS/GNDS OTHER	.06	1792

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	3002
SEC PAYROLL	.38	646
SEC CONTRACTS	.28	2637
SEC OTHER	.04	1083
ADMIN TOTAL	**.91**	**3446**
PAYROLL	.34	2395
MGMT FEES	.47	2982
PROF FEES	.09	2202
GEN OFC EXP	.11	2639
OTHER ADM EXP	.10	2302

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.88**	**3405**
REAL ESTATE TAX	2.64	3407
BUILDING INS	.20	3311
PERS PROP TAX	.11	735
OTHER TAX	.15	801
LEASING EXPENSES	**1.49**	**2794**
ADV/PROMOTION	.09	2052
COMMISSIONS	.09	1114
PROF FEES	.37	2005
TENANT ALTS	1.27	2046
BUY-OUTS	.35	162
OTHER LEASING	.24	885

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.15**	**3120**
CLEANING	.57	689
REPAIR/MAINT	.54	2615
RDS/GROUNDS	.09	335
SECURITY	.38	646
ADMINISTRATIVE	.34	2395
TOTAL CONTRACTS	**1.40**	**3452**
CLEANING	.85	3247
REPAIR/MAINT	.56	1263
RDS/GROUNDS	.12	2716
SECURITY	.28	2637
ADMINISTRATIVE	.50	3164

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Comparison of Identical Buildings (2 Year)

1990

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	2158 BLDS	453,838,853 SQ. FT.				436,411,385 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	1900					16.95	13.53	9.60	18.10
RETAIL AREA	561	17.91	15.37	8.79	24.26				
OTHER AREA	225	9.39	5.82	2.78	11.73				
TOTAL RENT	1943	17.29	13.56	9.68	18.17				
NET PARKING INC	595	.83	.58	.18	1.20				
MISCELLANEOUS	1238	.65	.13	.03	.41				
TOTAL INCOME	1943	18.19	14.12	9.91	18.89				
EXPENSE									
CLEANING	2065	1.19	.85	.68	1.15	1.22	.86	.68	1.18
REPAIR-MAINT	2097	1.45	.97	.69	1.40	1.49	.99	.71	1.45
UTILITIES	2074	1.86	1.63	1.29	2.03	1.88	1.64	1.30	2.07
RDS/GRNDS/SEC	2097	.50	.37	.24	.54	.52	.38	.25	.56
ADMINISTRATIVE	2128	.88	.78	.53	1.10	.91	.80	.55	1.15
TOTAL OPER EXP	1992	5.88	4.80	3.99	5.96	6.12	4.94	4.07	6.18
FIXED EXPENSES	2097	2.91	1.71	1.12	2.57	3.02	1.74	1.16	2.69
TOTAL OPER + FIX	1940	8.80	6.65	5.50	8.47	9.16	6.76	5.61	8.87
LEASING EXP	1595	1.62	.72	.19	2.07				
TOTAL PAYROLL	1860	1.24	.68	.43	1.05				
TOTAL CONTRACT	2057	1.40	1.10	.79	1.46				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9582	1879
AVG SQFT/RETAIL TENANT	2675	636
AVG SQFT/OFFICE WORKER	275	1593
AVG % OFFICE OCCUPANCY	89.4	1988
AVG % RETAIL OCCUPANCY	89.1	654
AVG $ RATE YR-END RENT	19.92	1603
AVG NET PRKNG INC/STALL	730.33	443
RENTABLE/GROSS SQFT	.91	1650

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.19**	**1977**	**UTILITIES TOTAL**	**1.85**	**2001**	SECURITY TOTAL	.39	1827	**FIXED EXP TOTAL**	**2.91**	**2029**	**TOTAL PAYROLL**	**1.24**	**1860**
PAYROLL	.62	481	ELECTRICAL	1.58	1998	SEC PAYROLL	.37	463	REAL ESTATE TAX	2.65	2029	CLEANING	.62	481
CONTRACT	.86	1891	GAS	.12	998	SEC CONTRACTS	.27	1546	BUILDING INS	.20	1937	REPAIR/MAINT	.58	1632
SUP/MAT/MISC	.08	1624	FUEL OIL	.05	192	SEC OTHER	.05	815	PERS PROP TAX	.10	440	RDS/GROUNDS	.07	241
TRASH REMOVAL	.09	1822	PURCH STEAM	.42	235	**ADMIN TOTAL**	**.88**	**2048**	OTHER TAX	.16	439	SECURITY	.37	463
REPR/MAINT TOTAL	**1.45**	**2014**	PURCH CH WTR	.41	146	PAYROLL	.32	1418	**LEASING EXPENSES**	**1.62**	**1595**	ADMINISTRATIVE	.32	1418
PAYROLL	.58	1632	COAL			MGMT FEES	.48	1706	ADV/PROMOTION	.10	1087	**TOTAL CONTRACTS**	**1.40**	**2057**
ELEVATOR	.23	1795	WATER/SEWER	.08	1893	PROF FEES	.09	1284	COMMISSIONS	.08	551	CLEANING	.86	1891
HVAC	.19	1966	**RDS/GNDS/SEC TOTAL**	**.50**	**2026**	GEN OFC EXP	.10	1508	PROF FEES	.42	1222	REPAIR/MAINT	.60	716
ELECTRICAL	.10	1822	RDS/GNDS TOTAL	.14	1811	OTHER ADM EXP	.10	1470	TENANT ALTS	1.27	1235	RDS/GROUNDS	.10	1601
STRUCT/ROOF	.14	1172	RDS/GNDS PAYRL	.07	241				BUY-OUTS	.60	100	SECURITY	.27	1546
PLUMBING	.03	1665	RDS/GNDS CONTR	.10	1601				OTHER LEASING	.27	450	ADMINISTRATIVE	.51	1853
FIRE/LIFE SFTY	.04	1113	RDS/GNDS OTHER	.06	1158									
OTHER MAINT/SUP	.31	1945												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

1991

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	2154 BLDS	454,121,257 SQ. FT.				436,629,739 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	1904					17.58	13.70	10.03	18.16
RETAIL AREA	582	18.21	15.39	9.28	23.97				
OTHER AREA	218	8.46	6.50	3.49	11.77				
TOTAL RENT	1934	17.73	13.67	10.02	18.33				
NET PARKING INC	739	.82	.55	.15	1.19				
MISCELLANEOUS	1292	.71	.14	.05	.43				
TOTAL INCOME	1937	18.77	14.26	10.36	18.93				
EXPENSE									
CLEANING	2091	1.22	.88	.71	1.16	1.24	.89	.71	1.19
REPAIR-MAINT	2116	1.42	.98	.72	1.35	1.46	.99	.73	1.39
UTILITIES	2086	1.93	1.67	1.33	2.07	1.95	1.67	1.35	2.10
RDS/GRNDS/SEC	2093	.53	.38	.25	.58	.55	.39	.26	.59
ADMINISTRATIVE	2137	.91	.81	.56	1.09	.94	.84	.58	1.13
TOTAL OPER EXP	2034	6.11	4.87	4.16	6.04	6.35	5.03	4.21	6.26
FIXED EXPENSES	2110	3.11	1.76	1.21	2.62	3.24	1.82	1.24	2.73
TOTAL OPER + FIX	2000	9.19	6.79	5.63	8.62	9.57	6.91	5.76	9.04
LEASING EXP	1649	1.41	.67	.18	1.74				
TOTAL PAYROLL	1875	1.28	.70	.44	1.11				
TOTAL CONTRACT	2056	1.47	1.15	.83	1.55				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9605	1788
AVG SQFT/RETAIL TENANT	2801	624
AVG SQFT/OFFICE WORKER	283	1436
AVG % OFFICE OCCUPANCY	89.0	2025
AVG % RETAIL OCCUPANCY	88.8	658
AVG $ RATE YR-END RENT	19.27	1512
AVG NET PRKNG INC/STALL	570.49	532
RENTABLE/GROSS SQFT	.88	1629

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.22**	**2018**	**UTILITIES TOTAL**	**1.93**	**2017**	SECURITY TOTAL	.42	1823	**FIXED EXP TOTAL**	**3.11**	**2044**	**TOTAL PAYROLL**	**1.28**	**1875**
PAYROLL	.63	476	ELECTRICAL	1.65	2009	SEC PAYROLL	.41	429	REAL ESTATE TAX	2.85	2044	CLEANING	.63	476
CONTRACT	.90	1960	GAS	.13	1036	SEC CONTRACTS	.28	1598	BUILDING INS	.20	1976	REPAIR/MAINT	.58	1651
SUP/MAT/MISC	.09	1627	FUEL OIL	.04	175	SEC OTHER	.05	724	PERS PROP TAX	.09	454	RDS/GROUNDS	.08	232
TRASH REMOVAL	.08	1862	PURCH STEAM	.44	242	**ADMIN TOTAL**	**.81**	**2062**	OTHER TAX	.15	525	SECURITY	.41	429
REPR/MAINT TOTAL	**1.43**	**2034**	PURCH CH WTR	.40	127	PAYROLL	.34	1455	**LEASING EXPENSES**	**1.41**	**1649**	ADMINISTRATIVE	.34	1455
PAYROLL	.58	1651	COAL	.05	5	MGMT FEES	.48	1727	ADV/PROMOTION	.09	1142	**TOTAL CONTRACTS**	**1.47**	**2056**
ELEVATOR	.24	1812	WATER/SEWER	.09	1905	PROF FEES	.09	1295	COMMISSIONS	.08	579	CLEANING	.90	1960
HVAC	.20	2000	**RDS/GNDS/SEC TOTAL**	**.53**	**2019**	GEN OFC EXP	.11	1567	PROF FEES	.37	1215	REPAIR/MAINT	.60	824
ELECTRICAL	.10	1843	RDS/GNDS TOTAL	.15	1788	OTHER ADM EXP	.11	1471	TENANT ALTS	1.18	1236	RDS/GROUNDS	.11	1558
STRUCT/ROOF	.13	1220	RDS/GNDS PAYRL	.08	232				BUY-OUTS	.34	106	SECURITY	.28	1598
PLUMBING	.03	1682	RDS/GNDS CONTR	.11	1558				OTHER LEASING	.19	532	ADMINISTRATIVE	.50	1854
FIRE/LIFE SFTY	.04	1230	RDS/GNDS OTHER	.07	1114									
OTHER MAINT/SUP	.27	1951												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Comparison of Identical Buildings (5 Year)

1987

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	722 BLDS	190,621,168 SQ. FT.				181,144,691 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	662					15.66	12.84	9.44	16.71
RETAIL AREA	245	18.50	12.71	9.02	19.61				
OTHER AREA	136	15.28	8.12	4.94	11.59				
TOTAL RENT	666	15.94	12.95	9.55	16.80				
NET PARKING INC									
MISCELLANEOUS	502	.93	.09	.02	.44				
TOTAL INCOME	669	16.71	13.37	9.81	17.24				
EXPENSE									
CLEANING	717	1.13	.78	.61	1.03	1.16	.79	.62	1.05
REPAIR-MAINT	714	1.44	.92	.66	1.32	1.47	.96	.67	1.34
UTILITIES	699	1.72	1.54	1.21	1.98	1.75	1.55	1.23	2.00
RDS/GRNDS/SEC	712	.46	.31	.20	.49	.49	.32	.21	.51
ADMINISTRATIVE	718	.77	.71	.49	.98	.81	.72	.50	1.03
TOTAL OPER EXP	691	5.53	4.48	3.71	5.57	5.82	4.58	3.81	5.87
FIXED EXPENSES	703	2.60	1.60	1.07	2.40	2.73	1.65	1.11	2.51
TOTAL OPER + FIX	674	8.15	6.23	4.98	7.99	8.59	6.35	5.15	8.41
LEASING EXP	560	.98	.41	.13	1.18				
TOTAL PAYROLL	589	1.21	.62	.39	1.00				
TOTAL CONTRACT	661	1.81	1.54	1.16	2.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9972	686
AVG SQFT/RETAIL TENANT	2995	270
AVG SQFT/OFFICE WORKER	179	564
AVG % OFFICE OCCUPANCY	90.6	713
AVG % RETAIL OCCUPANCY	91.1	276
AVG $ RATE YR-END RENT	20.55	655
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.91	622

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.16**	**656**
PAYROLL	.59	166
CONTRACT	.84	647
SUP/MAT/MISC	.07	530
TRASH REMOVAL	.06	596
REPR/MAINT TOTAL	**1.47**	**659**
PAYROLL	.58	532
ELEVATOR	.22	606
HVAC	.17	633
ELECTRICAL	.11	586
STRUCT/ROOF	.20	350
PLUMBING	.04	516
FIRE/LIFE SFTY	.15	370
OTHER MAINT/SUP	.27	625

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.74**	**642**
ELECTRICAL	1.47	642
GAS	.12	341
FUEL OIL	.08	75
PURCH STEAM	.43	90
PURCH CH WTR	.47	22
COAL	.07	13
WATER/SEWER	.07	606
RDS/GNDS/SEC TOTAL	**.47**	**657**
RDS/GNDS TOTAL	.12	571
RDS/GNDS PAYRL	.06	94
RDS/GNDS CONTR	.07	469
RDS/GNDS OTHER	.06	335

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.33	429
SEC PAYROLL	.35	175
SEC CONTRACTS	.24	525
SEC OTHER	.04	235
ADMIN TOTAL	**.78**	**658**
PAYROLL	.29	454
MGMT FEES	.47	520
PROF FEES	.06	416
GEN OFC EXP	.11	486
OTHER ADM EXP	.12	460

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.61**	**651**
REAL ESTATE TAX	2.30	651
BUILDING INS	.25	614
PERS PROP TAX	.10	169
OTHER TAX	.11	157
LEASING EXPENSES	**.98**	**560**
ADV/PROMOTION	.10	362
COMMISSIONS		
PROF FEES	.26	407
TENANT ALTS	.87	421
BUY-OUTS	.22	42
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.21**	**589**
CLEANING	.59	166
REPAIR/MAINT	.58	532
RDS/GROUNDS	.06	94
SECURITY	.35	175
ADMINISTRATIVE	.29	454
TOTAL CONTRACTS	**1.81**	**661**
CLEANING	.84	647
REPAIR/MAINT	.57	662
RDS/GROUNDS	.07	469
SECURITY	.24	525
ADMINISTRATIVE	.43	580

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

1988

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	729 BLDS	192,001,736 SQ. FT.				182,302,673 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	656					16.57	13.71	10.19	17.70
RETAIL AREA	229	15.89	13.10	8.76	20.78				
OTHER AREA	136	14.80	8.36	4.15	13.00				
TOTAL RENT	678	17.23	13.48	10.31	17.91				
NET PARKING INC									
MISCELLANEOUS	513	.88	.13	.03	.51				
TOTAL INCOME	679	17.95	14.09	10.46	18.42				
EXPENSE									
CLEANING	723	1.18	.83	.65	1.09	1.21	.86	.66	1.13
REPAIR-MAINT	722	1.53	.95	.71	1.39	1.55	.99	.72	1.42
UTILITIES	707	1.85	1.59	1.30	1.97	1.88	1.64	1.30	2.02
RDS/GRNDS/SEC	717	.48	.34	.22	.50	.50	.35	.23	.52
ADMINISTRATIVE	721	.78	.74	.50	1.00	.82	.75	.53	1.04
TOTAL OPER EXP	699	5.79	4.86	3.91	5.85	6.11	4.78	3.99	6.12
FIXED EXPENSES	716	2.76	1.64	1.09	2.51	2.91	1.66	1.11	2.69
TOTAL OPER + FIX	686	8.59	6.44	5.24	8.22	9.07	6.62	5.40	8.70
LEASING EXP	545	1.03	.59	.20	1.46				
TOTAL PAYROLL	614	1.22	.64	.40	1.03				
TOTAL CONTRACT	672	1.12	.95	.70	1.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10142	674
AVG SQFT/RETAIL TENANT	3018	268
AVG SQFT/OFFICE WORKER	184	537
AVG % OFFICE OCCUPANCY	91.2	705
AVG % RETAIL OCCUPANCY	90.8	280
AVG $ RATE YR-END RENT	19.73	622
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	604

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.20**	**674**
PAYROLL	.56	178
CONTRACT	.86	665
SUP/MAT/MISC	.07	590
TRASH REMOVAL	.08	610
REPR/MAINT TOTAL	**1.53**	**672**
PAYROLL	.59	561
ELEVATOR	.23	608
HVAC	.17	652
ELECTRICAL	.12	600
STRUCT/ROOF	.21	382
PLUMBING	.03	546
FIRE/LIFE SFTY	.04	354
OTHER MAINT/SUP	.33	647

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.84**	**659**
ELECTRICAL	1.56	652
GAS	.11	351
FUEL OIL	.06	80
PURCH STEAM	.43	88
PURCH CH WTR	.54	26
COAL		
WATER/SEWER	.08	635
RDS/GNDS/SEC TOTAL	**.49**	**669**
RDS/GNDS TOTAL	.13	558
RDS/GNDS PAYRL	.07	96
RDS/GNDS CONTR	.08	512
RDS/GNDS OTHER	.06	358

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	580
SEC PAYROLL	.35	164
SEC CONTRACTS	.25	539
SEC OTHER	.04	230
ADMIN TOTAL	**.78**	**672**
PAYROLL	.29	459
MGMT FEES	.48	529
PROF FEES	.08	416
GEN OFC EXP	.10	483
OTHER ADM EXP	.13	504

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.74**	**688**
REAL ESTATE TAX	2.44	669
BUILDING INS	.22	628
PERS PROP TAX	.17	155
OTHER TAX	.09	176
LEASING EXPENSES	**1.03**	**545**
ADV/PROMOTION	.05	355
COMMISSIONS	.09	150
PROF FEES	.28	411
TENANT ALTS	.84	395
BUY-OUTS	.27	35
OTHER LEASING	.24	147

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.22**	**614**
CLEANING	.56	178
REPAIR/MAINT	.59	561
RDS/GROUNDS	.07	96
SECURITY	.35	164
ADMINISTRATIVE	.29	459
TOTAL CONTRACTS	**1.12**	**672**
CLEANING	.86	665
REPAIR/MAINT	.68	571
RDS/GROUNDS	.08	512
SECURITY	.25	539
ADMINISTRATIVE	.47	578

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Comparison of Identical Buildings (5 Year)

1989

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	753 BLDS	192,468,206 SQ. FT.				182,874,461 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	690					17.01	13.76	10.26	18.22
RETAIL AREA	253	16.94	13.25	7.91	22.47				
OTHER AREA	119	11.69	7.22	2.85	11.67				
TOTAL RENT	707	17.77	13.61	10.29	18.44				
NET PARKING INC									
MISCELLANEOUS	504	.93	.12	.03	.50				
TOTAL INCOME	708	18.53	13.98	10.44	18.86				
EXPENSE									
CLEANING	749	1.21	.86	.68	1.13	1.25	.88	.69	1.17
REPAIR-MAINT	749	1.59	1.01	.75	1.45	1.63	1.04	.76	1.48
UTILITIES	735	1.91	1.62	1.34	2.05	1.93	1.64	1.33	2.07
RDS/GRNDS/SEC	742	.50	.37	.24	.55	.53	.38	.25	.56
ADMINISTRATIVE	746	.86	.77	.54	1.06	.91	.78	.56	1.10
TOTAL OPER EXP	729	6.06	4.90	4.05	6.06	6.41	5.03	4.16	6.29
FIXED EXPENSES	747	2.84	1.69	1.11	2.59	2.98	1.74	1.14	2.70
TOTAL OPER + FIX	721	8.92	6.75	5.52	8.48	9.40	6.93	5.63	8.92
LEASING EXP	613	1.27	.56	.18	1.70				
TOTAL PAYROLL	683	1.25	.68	.42	1.09				
TOTAL CONTRACT	738	1.14	1.02	.72	1.29				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10540	697
AVG SQFT/RETAIL TENANT	2826	274
AVG SQFT/OFFICE WORKER	265	499
AVG % OFFICE OCCUPANCY	91.7	719
AVG % RETAIL OCCUPANCY	90.4	290
AVG $ RATE YR-END RENT	20.21	639
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	599

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.22	736
PAYROLL	.55	182
CONTRACT	.88	724
SUP/MAT/MISC	.07	640
TRASH REMOVAL	.09	664
REPR/MAINT TOTAL	1.59	735
PAYROLL	.61	624
ELEVATOR	.24	656
HVAC	.19	722
ELECTRICAL	.12	688
STRUCT/ROOF	.20	442
PLUMBING	.04	644
FIRE/LIFE SFTY	.03	366
OTHER MAINT/SUP	.37	706

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.91	723
ELECTRICAL	1.62	720
GAS	.12	380
FUEL OIL	.06	81
PURCH STEAM	.46	102
PURCH CH WTR	.28	66
COAL		
WATER/SEWER	.08	677
RDS/GNDS/SEC TOTAL	.50	732
RDS/GNDS TOTAL	.12	659
RDS/GNDS PAYRL	.07	127
RDS/GNDS CONTR	.08	573
RDS/GNDS OTHER	.06	431

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.41	671
SEC PAYROLL	.38	179
SEC CONTRACTS	.25	601
SEC OTHER	.04	283
ADMIN TOTAL	.86	735
PAYROLL	.30	524
MGMT FEES	.48	601
PROF FEES	.09	488
GEN OFC EXP	.12	544
OTHER ADM EXP	.13	508

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.84	736
REAL ESTATE TAX	2.57	736
BUILDING INS	.20	667
PERS PROP TAX	.16	157
OTHER TAX	.14	203
LEASING EXPENSES	1.27	613
ADV/PROMOTION	.09	420
COMMISSIONS	.11	166
PROF FEES	.30	437
TENANT ALTS	1.04	461
BUY-OUTS	.29	19
OTHER LEASING	.30	144

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.25	683
CLEANING	.55	182
REPAIR/MAINT	.61	624
RDS/GROUNDS	.07	127
SECURITY	.38	179
ADMINISTRATIVE	.30	524
TOTAL CONTRACTS	1.14	738
CLEANING	.88	724
REPAIR/MAINT	.70	735
RDS/GROUNDS	.08	573
SECURITY	.25	601
ADMINISTRATIVE	.50	640

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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1990

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	758 BLDS	193,008,647 SQ. FT.				183,415,121 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	687					17.45	13.84	10.23	18.34
RETAIL AREA	239	17.91	15.00	8.91	24.25				
OTHER AREA	128	10.79	6.83	3.02	12.69				
TOTAL RENT	711	18.15	13.83	10.29	18.55				
NET PARKING INC	254	.80	.58	.22	1.22				
MISCELLANEOUS	460	.81	.11	.03	.43				
TOTAL INCOME	711	19.20	14.41	10.79	19.06				
EXPENSE									
CLEANING	747	1.28	.92	.70	1.22	1.31	.94	.71	1.27
REPAIR-MAINT	754	1.73	1.07	.77	1.53	1.78	1.08	.79	1.60
UTILITIES	742	1.96	1.69	1.36	2.11	1.96	1.71	1.36	2.15
RDS/GRNDS/SEC	744	.54	.39	.25	.55	.57	.39	.25	.57
ADMINISTRATIVE	749	.87	.78	.51	1.13	.92	.80	.54	1.18
TOTAL OPER EXP	726	6.38	4.93	4.15	6.26	6.71	5.11	4.21	6.56
FIXED EXPENSES	750	3.02	1.73	1.14	2.64	3.18	1.78	1.18	2.78
TOTAL OPER + FIX	720	9.40	6.88	5.56	8.88	9.90	7.02	5.72	9.25
LEASING EXP	580	1.17	.54	.15	1.81				
TOTAL PAYROLL	685	1.46	.70	.43	1.15				
TOTAL CONTRACT	736	1.57	1.16	.82	1.57				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10828	623
AVG SQFT/RETAIL TENANT	2750	265
AVG SQFT/OFFICE WORKER	271	508
AVG % OFFICE OCCUPANCY	91.8	683
AVG % RETAIL OCCUPANCY	90.7	272
AVG $ RATE YR-END RENT	20.02	542
AVG NET PRKNG INC/STALL	781.84	167
RENTABLE/GROSS SQFT	.93	587

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.28	728
PAYROLL	.58	190
CONTRACT	.92	715
SUP/MAT/MISC	.08	620
TRASH REMOVAL	.11	657
REPR/MAINT TOTAL	1.72	736
PAYROLL	.64	623
ELEVATOR	.25	658
HVAC	.20	725
ELECTRICAL	.13	671
STRUCT/ROOF	.22	466
PLUMBING	.04	621
FIRE/LIFE SFTY	.04	384
OTHER MAINT/SUP	.40	711

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.96	728
ELECTRICAL	1.65	727
GAS	.10	403
FUEL OIL	.06	75
PURCH STEAM	.49	90
PURCH CH WTR	.35	76
COAL		
WATER/SEWER	.09	666
RDS/GNDS/SEC TOTAL	.54	730
RDS/GNDS TOTAL	.13	659
RDS/GNDS PAYRL	.07	123
RDS/GNDS CONTR	.09	578
RDS/GNDS OTHER	.07	455

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.43	659
SEC PAYROLL	.38	199
SEC CONTRACTS	.28	521
SEC OTHER	.06	336
ADMIN TOTAL	.87	733
PAYROLL	.31	537
MGMT FEES	.50	598
PROF FEES	.09	451
GEN OFC EXP	.11	547
OTHER ADM EXP	.13	573

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.03	737
REAL ESTATE TAX	2.73	737
BUILDING INS	.22	689
PERS PROP TAX	.12	166
OTHER TAX	.19	203
LEASING EXPENSES	1.17	580
ADV/PROMOTION	.12	408
COMMISSIONS	.08	198
PROF FEES	.37	433
TENANT ALTS	.88	430
BUY-OUTS	.34	21
OTHER LEASING	.18	143

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.46	685
CLEANING	.58	190
REPAIR/MAINT	.64	623
RDS/GROUNDS	.07	123
SECURITY	.38	199
ADMINISTRATIVE	.31	537
TOTAL CONTRACTS	1.57	736
CLEANING	.92	715
REPAIR/MAINT	.77	270
RDS/GROUNDS	.09	578
SECURITY	.28	521
ADMINISTRATIVE	.52	635

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Comparison of Identical Buildings (5 Year)

1991

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	757 BLDS	193,112,677 SQ. FT.				193,377,269 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	687					18.27	14.06	10.55	18.51
RETAIL AREA	242	17.63	15.15	9.56	22.96				
OTHER AREA	121	9.29	7.37	4.05	12.54				
TOTAL RENT	710	18.61	14.04	10.51	18.49				
NET PARKING INC	297	.84	.64	.22	1.24				
MISCELLANEOUS	481	.97	.12	.04	.45				
TOTAL INCOME	710	19.90	14.72	10.97	19.62				
EXPENSE									
CLEANING	745	1.31	.95	.74	1.23	1.35	.96	.74	1.25
REPAIR-MAINT	748	1.62	1.04	.75	1.49	1.67	1.08	.78	1.51
UTILITIES	740	1.99	1.72	1.41	2.14	2.02	1.73	1.41	2.18
RDS/GRNDS/SEC	735	.57	.39	.25	.58	.61	.40	.26	.61
ADMINISTRATIVE	752	.91	.79	.56	1.05	.96	.82	.59	1.10
TOTAL OPER EXP	724	6.64	4.98	4.24	6.32	7.00	5.16	4.32	6.55
FIXED EXPENSES	747	3.18	1.77	1.22	2.67	3.35	1.83	1.28	2.80
TOTAL OPER+FIX	716	9.81	6.94	5.74	8.95	10.34	7.08	5.80	9.47
LEASING EXP	607	1.08	.61	.16	1.53				
TOTAL PAYROLL	698	1.46	.70	.43	1.19				
TOTAL CONTRACT	744	1.60	1.21	.84	1.71				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11016	643
AVG SQFT/RETAIL TENANT	2964	266
AVG SQFT/OFFICE WORKER	281	493
AVG % OFFICE OCCUPANCY	90.7	731
AVG % RETAIL OCCUPANCY	90.1	275
AVG $ RATE YR-END RENT	19.31	559
AVG NET PRKNG INC/STALL	619.01	194
RENTABLE/GROSS SQFT	.90	590

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.32	735
PAYROLL	.60	175
CONTRACT	.97	717
SUP/MAT/MISC	.10	606
TRASH REMOVAL	.10	667
REPR/MAINT TOTAL	1.62	739
PAYROLL	.62	631
ELEVATOR	.25	656
HVAC	.22	729
ELECTRICAL	.12	678
STRUCT/ROOF	.23	457
PLUMBING	.03	623
FIRE/LIFE SFTY	.04	434
OTHER MAINT/SUP	.30	707

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.00	732
ELECTRICAL	1.69	729
GAS	.11	398
FUEL OIL	.07	77
PURCH STEAM	.48	107
PURCH CH WTR	.34	55
COAL		
WATER/SEWER	.09	682
RDS/GNDS/SEC TOTAL	.58	727
RDS/GNDS TOTAL	.14	642
RDS/GNDS PAYRL	.07	118
RDS/GNDS CONTR	.09	538
RDS/GNDS OTHER	.07	438

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.47	672
SEC PAYROLL	.43	182
SEC CONTRACTS	.30	574
SEC OTHER	.05	268
ADMIN TOTAL	.91	743
PAYROLL	.34	554
MGMT FEES	.48	601
PROF FEES	.09	475
GEN OFC EXP	.13	559
OTHER ADM EXP	.14	563

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.18	738
REAL ESTATE TAX	2.88	738
BUILDING INS	.21	711
PERS PROP TAX	.12	179
OTHER TAX	.21	226
LEASING EXPENSES	1.08	607
ADV/PROMOTION	.11	435
COMMISSIONS	.06	211
PROF FEES	.31	449
TENANT ALTS	.82	459
BUY-OUTS	.13	27
OTHER LEASING	.19	195

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.46	698
CLEANING	.60	175
REPAIR/MAINT	.62	631
RDS/GROUNDS	.07	118
SECURITY	.43	182
ADMINISTRATIVE	.34	554
TOTAL CONTRACTS	1.60	744
CLEANING	.97	717
REPAIR/MAINT	.71	331
RDS/GROUNDS	.09	538
SECURITY	.30	574
ADMINISTRATIVE	.50	645

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Agency Managed

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	959 BLDS	295,441,287 SQ. FT.				283,204,044 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	883					18.36	15.06	10.68	20.64
RETAIL AREA	413	17.00	15.85	8.89	25.21				
OTHER AREA	138	9.20	5.83	2.98	12.54				
TOTAL RENT	911	18.66	15.10	10.73	20.78				
NET PARKING INC	489	.85	.71	.31	1.24				
MISCELLANEOUS	655	.67	.19	.05	.49				
TOTAL INCOME	911	19.80	15.88	11.24	21.95				
EXPENSE									
CLEANING	941	1.16	.94	.71	1.27	1.19	.96	.72	1.31
REPAIR-MAINT	948	1.33	1.05	.76	1.47	1.38	1.09	.80	1.53
UTILITIES	936	1.88	1.66	1.29	2.11	1.91	1.69	1.33	2.16
RDS/GRNDS/SEC	932	.46	.37	.23	.56	.48	.38	.24	.59
ADMINISTRATIVE	957	.96	.92	.65	1.22	1.00	.95	.68	1.28
TOTAL OPER EXP	914	5.78	5.08	4.26	6.31	6.04	5.33	4.39	6.66
FIXED EXPENSES	927	3.49	2.08	1.25	3.78	3.64	2.18	1.29	4.01
TOTAL OPER+FIX	887	9.28	7.41	5.85	10.02	9.69	7.75	6.01	10.71
LEASING EXP	801	1.59	.50	.14	1.66				
TOTAL PAYROLL	882	1.07	.74	.46	1.12				
TOTAL CONTRACT	926	1.35	1.16	.79	1.65				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11119	796
AVG SQFT/RETAIL TENANT	2874	463
AVG SQFT/OFFICE WORKER	284	639
AVG % OFFICE OCCUPANCY	87.2	932
AVG % RETAIL OCCUPANCY	87.4	486
AVG $ RATE YR-END RENT	20.29	666
AVG NET PRKNG INC/STALL	903.07	380
RENTABLE/GROSS SQFT	.89	761

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.16	915
PAYROLL	.65	209
CONTRACT	.87	680
SUP/MAT/MISC	.09	716
TRASH REMOVAL	.06	606
REPR/MAINT TOTAL	1.34	926
PAYROLL	.56	719
ELEVATOR	.26	698
HVAC	.19	697
ELECTRICAL	.07	779
STRUCT/ROOF	.09	440
PLUMBING	.03	737
FIRE/LIFE SFTY	.04	573
OTHER MAINT/SUP	.26	697

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.91	822
ELECTRICAL	1.62	819
GAS	.11	438
FUEL OIL	.02	83
PURCH STEAM	.45	163
PURCH CH WTR	.42	56
COAL	.02	3
WATER/SEWER	.06	781
RDS/GNDS/SEC TOTAL	.46	906
RDS/GNDS TOTAL	.10	756
RDS/GNDS PAYRL	.07	60
RDS/GNDS CONTR	.07	606
RDS/GNDS OTHER	.06	392

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.39	655
SEC PAYROLL	.31	246
SEC CONTRACTS	.30	736
SEC OTHER	.04	354
ADMIN TOTAL	.95	932
PAYROLL	.32	671
MGMT FEES	.46	911
PROF FEES	.09	676
GEN OFC EXP	.10	803
OTHER ADM EXP	.09	630

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.50	908
REAL ESTATE TAX	3.24	908
BUILDING INS	.20	905
PERS PROP TAX	.02	201
OTHER TAX	.16	281
LEASING EXPENSES	1.59	801
ADV/PROMOTION	.07	600
COMMISSIONS	.08	395
PROF FEES	.35	547
TENANT ALTS	1.47	555
BUY-OUTS	.38	60
OTHER LEASING	.19	268

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.07	882
CLEANING	.65	209
REPAIR/MAINT	.56	719
RDS/GROUNDS	.07	60
SECURITY	.31	246
ADMINISTRATIVE	.32	671
TOTAL CONTRACTS	1.35	926
CLEANING	.87	880
REPAIR/MAINT	.50	355
RDS/GROUNDS	.07	606
SECURITY	.30	736
ADMINISTRATIVE	.52	926

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	66 BLDS	2,104,785 SQ. FT.				1,985,343 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	63					12.41	11.52	8.70	15.29
RETAIL AREA	16	20.93	17.40	11.04	30.77				
OTHER AREA	5	12.16	6.50	2.14	15.58				
TOTAL RENT	64	13.04	11.90	9.38	15.97				
NET PARKING INC	20	.75	.73	.29	1.19				
MISCELLANEOUS	31	.46	.07	.02	.17				
TOTAL INCOME	64	13.70	12.40	9.39	16.73				
EXPENSE									
CLEANING	64	.91	.82	.60	1.09	.93	.85	.58	1.11
REPAIR-MAINT	62	1.04	.97	.62	1.46	1.10	1.02	.62	1.52
UTILITIES	64	1.66	1.57	1.19	1.95	1.70	1.57	1.19	2.04
RDS/GRNDS/SEC	63	.32	.23	.10	.41	.34	.24	.10	.43
ADMINISTRATIVE	65	.82	.77	.47	1.10	.87	.80	.46	1.16
TOTAL OPER EXP	59	4.77	4.39	3.75	5.72	5.03	4.69	3.79	6.13
FIXED EXPENSES	62	1.97	1.37	.85	2.41	2.09	1.37	.88	2.63
TOTAL OPER+FIX	55	6.79	6.57	4.81	8.17	7.16	6.60	5.03	8.42
LEASING EXP	53	.98	.33	.11	1.43				
TOTAL PAYROLL	47	.64	.45	.31	.75				
TOTAL CONTRACT	63	1.17	.95	.64	1.49				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2752	56
AVG SQFT/RETAIL TENANT	2492	18
AVG SQFT/OFFICE WORKER	299	40
AVG % OFFICE OCCUPANCY	87.6	64
AVG % RETAIL OCCUPANCY	91.1	18
AVG $ RATE YR-END RENT	14.67	47
AVG NET PRKNG INC/STALL	425.31	16
RENTABLE/GROSS SQFT	.84	51

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.89	62
PAYROLL	.33	4
CONTRACT	.75	61
SUP/MAT/MISC	.06	48
TRASH REMOVAL	.06	54
REPR/MAINT TOTAL	1.04	60
PAYROLL	.43	36
ELEVATOR	.17	57
HVAC	.24	59
ELECTRICAL	.06	52
STRUCT/ROOF	.06	31
PLUMBING	.04	51
FIRE/LIFE SFTY	.05	39
OTHER MAINT/SUP	.24	59

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.70	57
ELECTRICAL	1.41	57
GAS	.24	41
FUEL OIL	.17	2
PURCH STEAM	.29	2
PURCH CH WTR		
COAL		
WATER/SEWER	.12	50
RDS/GNDS/SEC TOTAL	.32	61
RDS/GNDS TOTAL	.15	57
RDS/GNDS PAYRL	.18	4
RDS/GNDS CONTR	.15	40
RDS/GNDS OTHER	.05	28

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	45
SEC PAYROLL	.49	4
SEC CONTRACTS	.22	34
SEC OTHER	.05	21
ADMIN TOTAL	.83	63
PAYROLL	.50	12
MGMT FEES	.57	60
PROF FEES	.17	42
GEN OFC EXP	.05	38
OTHER ADM EXP	.05	40

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.92	60
REAL ESTATE TAX	1.68	60
BUILDING INS	.22	61
PERS PROP TAX	.17	3
OTHER TAX	.12	15
LEASING EXPENSES	.98	53
ADV/PROMOTION	.04	32
COMMISSIONS	.12	21
PROF FEES	.32	26
TENANT ALTS	.79	33
BUY-OUTS	1.84	6
OTHER LEASING	.04	11

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.64	47
CLEANING	.33	4
REPAIR/MAINT	.43	36
RDS/GROUNDS	.18	4
SECURITY	.49	4
ADMINISTRATIVE	.50	12
TOTAL CONTRACTS	1.17	63
CLEANING	.75	61
REPAIR/MAINT	.34	23
RDS/GROUNDS	.15	40
SECURITY	.22	34
ADMINISTRATIVE	.68	62

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Agency Managed

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	115 BLDS	8,555,016 SQ. FT.				8,025,455 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	110					13.47	12.63	8.53	17.44
RETAIL AREA	46	20.96	18.82	9.73	29.10				
OTHER AREA	15	11.05	7.50	4.90	15.72				
TOTAL RENT	111	13.81	12.82	8.67	17.68				
NET PARKING INC	36	.80	.42	.14	1.31				
MISCELLANEOUS	70	.43	.10	.04	.28				
TOTAL INCOME	111	14.52	13.17	8.89	18.10				
EXPENSE									
CLEANING	113	.97	.89	.65	1.12	1.02	.91	.67	1.25
REPAIR-MAINT	113	1.02	.90	.67	1.20	1.08	.95	.68	1.32
UTILITIES	111	1.80	1.70	1.41	2.13	1.86	1.71	1.41	2.16
RDS/GRNDS/SEC	108	.36	.30	.15	.48	.38	.32	.16	.51
ADMINISTRATIVE	115	.92	.85	.60	1.08	.98	.90	.65	1.17
TOTAL OPER EXP	109	5.04	4.83	4.04	5.86	5.38	5.10	4.14	6.50
FIXED EXPENSES	106	2.04	1.61	1.16	2.68	2.19	1.63	1.21	2.87
TOTAL OPER + FIX	101	6.98	6.42	5.35	8.38	7.49	6.87	5.49	8.79
LEASING EXP	93	.74	.33	.09	.68				
TOTAL PAYROLL	101	.80	.63	.35	.97				
TOTAL CONTRACT	113	1.13	1.03	.68	1.36				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3596	94
AVG SQFT/RETAIL TENANT	3075	48
AVG SQFT/OFFICE WORKER	284	81
AVG % OFFICE OCCUPANCY	85.5	114
AVG % RETAIL OCCUPANCY	91.2	51
AVG $ RATE YR-END RENT	15.42	81
AVG NET PRKNG INC/STALL	424.24	20
RENTABLE/GROSS SQFT	.91	85

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.98	112
PAYROLL	.68	21
CONTRACT	.73	109
SUP/MAT/MISC	.09	81
TRASH REMOVAL	.08	96
REPR/MAINT TOTAL	1.03	110
PAYROLL	.49	77
ELEVATOR	.15	109
HVAC	.22	107
ELECTRICAL	.06	87
STRUCT/ROOF	.08	41
PLUMBING	.03	78
FIRE/LIFE SFTY	.03	58
OTHER MAINT/SUP	.21	108

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.81	97
ELECTRICAL	1.54	97
GAS	.18	63
FUEL OIL	.07	3
PURCH STEAM	.44	9
PURCH CH WTR		
COAL		
WATER/SEWER	.10	95
RDS/GNDS/SEC TOTAL	.36	105
RDS/GNDS TOTAL	.14	86
RDS/GNDS PAYRL	.44	2
RDS/GNDS CONTR	.12	67
RDS/GNDS OTHER	.08	43

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	95
SEC PAYROLL	.25	7
SEC CONTRACTS	.26	86
SEC OTHER	.05	26
ADMIN TOTAL	.92	112
PAYROLL	.43	62
MGMT FEES	.55	110
PROF FEES	.09	58
GEN OFC EXP	.07	90
OTHER ADM EXP	.07	65

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.04	106
REAL ESTATE TAX	1.80	106
BUILDING INS	.20	104
PERS PROP TAX	.10	10
OTHER TAX	.16	29
LEASING EXPENSES	.74	93
ADV/PROMOTION	.04	63
COMMISSIONS	.05	42
PROF FEES	.24	62
TENANT ALTS	.80	56
BUY-OUTS	.50	5
OTHER LEASING	.09	21

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.80	101
CLEANING	.68	21
REPAIR/MAINT	.49	77
RDS/GROUNDS	.44	2
SECURITY	.25	7
ADMINISTRATIVE	.43	62
TOTAL CONTRACTS	1.13	113
CLEANING	.73	109
REPAIR/MAINT	.40	41
RDS/GROUNDS	.12	67
SECURITY	.26	86
ADMINISTRATIVE	.58	112

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	293 BLDS	57,213,977 SQ. FT.				54,906,054 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	271					16.64	14.78	10.72	21.22
RETAIL AREA	123	20.89	18.64	12.47	29.63				
OTHER AREA	45	5.18	5.80	2.98	12.54				
TOTAL RENT	277	16.71	14.95	10.63	21.38				
NET PARKING INC	143	.92	.78	.42	1.33				
MISCELLANEOUS	192	.49	.18	.05	.46				
TOTAL INCOME	277	17.70	15.37	10.93	22.34				
EXPENSE									
CLEANING	285	1.01	.92	.69	1.23	1.04	.93	.70	1.27
REPAIR-MAINT	291	1.17	1.03	.73	1.53	1.21	1.05	.74	1.62
UTILITIES	283	1.71	1.65	1.26	1.98	1.73	1.67	1.30	2.03
RDS/GRNDS/SEC	268	.45	.42	.24	.61	.47	.44	.25	.64
ADMINISTRATIVE	292	1.03	.99	.72	1.31	1.07	1.05	.74	1.37
TOTAL OPER EXP	277	5.38	5.03	4.20	6.38	5.61	5.36	4.37	6.80
FIXED EXPENSES	281	2.71	1.95	1.16	4.01	2.83	2.05	1.20	4.12
TOTAL OPER + FIX	268	8.06	7.29	5.55	9.78	8.41	7.61	5.72	10.50
LEASING EXP	245	1.36	.82	.17	1.68				
TOTAL PAYROLL	274	.82	.75	.48	1.14				
TOTAL CONTRACT	278	1.31	1.16	.82	1.64				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6482	248
AVG SQFT/RETAIL TENANT	2561	133
AVG SQFT/OFFICE WORKER	293	192
AVG % OFFICE OCCUPANCY	86.1	281
AVG % RETAIL OCCUPANCY	89.1	142
AVG $ RATE YR-END RENT	19.16	220
AVG NET PRKNG INC/STALL	665.00	101
RENTABLE/GROSS SQFT	.88	239

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.02	275
PAYROLL	.64	52
CONTRACT	.79	265
SUP/MAT/MISC	.07	216
TRASH REMOVAL	.08	246
REPR/MAINT TOTAL	1.17	282
PAYROLL	.52	226
ELEVATOR	.20	279
HVAC	.19	277
ELECTRICAL	.06	238
STRUCT/ROOF	.08	136
PLUMBING	.03	229
FIRE/LIFE SFTY	.04	187
OTHER MAINT/SUP	.23	275

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.72	256
ELECTRICAL	1.48	254
GAS	.11	128
FUEL OIL	.05	34
PURCH STEAM	.38	40
PURCH CH WTR	.48	10
COAL	.02	2
WATER/SEWER	.09	246
RDS/GNDS/SEC TOTAL	.45	279
RDS/GNDS TOTAL	.11	229
RDS/GNDS PAYRL	.14	18
RDS/GNDS CONTR	.09	175
RDS/GNDS OTHER	.06	122

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	274
SEC PAYROLL	.30	62
SEC CONTRACTS	.32	247
SEC OTHER	.03	99
ADMIN TOTAL	1.03	284
PAYROLL	.38	202
MGMT FEES	.55	281
PROF FEES	.10	203
GEN OFC EXP	.10	244
OTHER ADM EXP	.08	188

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.74	273
REAL ESTATE TAX	2.46	273
BUILDING INS	.20	277
PERS PROP TAX	.01	77
OTHER TAX	.22	83
LEASING EXPENSES	1.36	245
ADV/PROMOTION	.07	189
COMMISSIONS	.09	128
PROF FEES	.40	182
TENANT ALTS	1.23	172
BUY-OUTS	.67	10
OTHER LEASING	.26	87

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.92	274
CLEANING	.64	52
REPAIR/MAINT	.52	226
RDS/GROUNDS	.14	18
SECURITY	.30	62
ADMINISTRATIVE	.38	202
TOTAL CONTRACTS	1.31	278
CLEANING	.79	265
REPAIR/MAINT	.45	124
RDS/GROUNDS	.09	175
SECURITY	.32	247
ADMINISTRATIVE	.61	283

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Agency Managed

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	173 BLDS	74,231,257 SQ. FT.				71,846,496 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	159					17.72	16.48	12.43	20.91
RETAIL AREA	92	15.58	13.33	8.03	21.06				
OTHER AREA	22	5.31	5.76	1.70	10.94				
TOTAL RENT	164	17.67	16.41	12.61	20.78				
NET PARKING INC	103	1.00	.81	.38	1.33				
MISCELLANEOUS	129	.42	.23	.08	.50				
TOTAL INCOME	164	18.63	17.03	13.29	22.10				
EXPENSE									
CLEANING	171	1.14	1.00	.74	1.41	1.17	1.02	.76	1.44
REPAIR-MAINT	173	1.28	1.18	.89	1.57	1.32	1.22	.93	1.60
UTILITIES	170	1.88	1.78	1.35	2.28	1.91	1.79	1.40	2.35
RDS/GRNDS/SEC	170	.43	.38	.27	.56	.44	.39	.28	.59
ADMINISTRATIVE	173	.99	.96	.66	1.25	1.03	.99	.70	1.31
TOTAL OPER EXP	168	5.75	5.45	4.70	6.71	5.95	5.65	4.78	6.99
FIXED EXPENSES	169	3.09	2.32	1.42	3.93	3.21	2.43	1.49	4.13
TOTAL OPER+FIX	165	8.90	8.07	6.21	10.64	9.22	8.54	6.37	11.32
LEASING EXP	151	1.43	.61	.14	2.00				
TOTAL PAYROLL	170	.86	.78	.54	1.12				
TOTAL CONTRACT	170	1.44	1.32	.93	1.77				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11258	152
AVG SQFT/RETAIL TENANT	2474	100
AVG SQFT/OFFICE WORKER	279	137
AVG % OFFICE OCCUPANCY	86.1	169
AVG % RETAIL OCCUPANCY	78.6	103
AVG $ RATE YR-END RENT	19.82	121
AVG NET PRKNG INC/STALL	869.50	95
RENTABLE/GROSS SQFT	.89	142

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.15	167
PAYROLL	.23	39
CONTRACT	.97	167
SUP/MAT/MISC	.07	149
TRASH REMOVAL	.07	156
REPR/MAINT TOTAL	1.28	171
PAYROLL	.50	148
ELEVATOR	.25	171
HVAC	.20	169
ELECTRICAL	.06	161
STRUCT/ROOF	.07	85
PLUMBING	.02	146
FIRE/LIFE SFTY	.04	127
OTHER MAINT/SUP	.25	168

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.89	165
ELECTRICAL	1.63	164
GAS	.18	65
FUEL OIL	.02	18
PURCH STEAM	.36	43
PURCH CH WTR	.37	20
COAL		
WATER/SEWER	.08	157
RDS/GNDS/SEC TOTAL	.43	167
RDS/GNDS TOTAL	.08	138
RDS/GNDS PAYRL	.09	9
RDS/GNDS CONTR	.06	117
RDS/GNDS OTHER	.04	74

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	165
SEC PAYROLL	.25	57
SEC CONTRACTS	.31	143
SEC OTHER	.03	88
ADMIN TOTAL	1.00	171
PAYROLL	.32	149
MGMT FEES	.47	166
PROF FEES	.10	141
GEN OFC EXP	.11	160
OTHER ADM EXP	.07	135

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.09	167
REAL ESTATE TAX	2.82	167
BUILDING INS	.19	166
PERS PROP TAX	.02	41
OTHER TAX	.17	67
LEASING EXPENSES	1.43	151
ADV/PROMOTION	.07	116
COMMISSIONS	.08	59
PROF FEES	.30	112
TENANT ALTS	1.33	110
BUY-OUTS	.61	13
OTHER LEASING	.29	56

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.86	170
CLEANING	.23	39
REPAIR/MAINT	.50	148
RDS/GROUNDS	.09	9
SECURITY	.25	57
ADMINISTRATIVE	.32	149
TOTAL CONTRACTS	1.44	170
CLEANING	.97	167
REPAIR/MAINT	.46	60
RDS/GROUNDS	.06	117
SECURITY	.31	143
ADMINISTRATIVE	.55	169

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	124 BLDS	121,561,824 SQ. FT.				116,922,313 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	110					20.60	19.72	13.95	25.86
RETAIL AREA	65	14.97	13.26	5.58	19.11				
OTHER AREA	25	11.80	6.81	3.76	22.03				
TOTAL RENT	112	20.37	19.16	13.91	24.62				
NET PARKING INC	78	.70	.60	.24	1.09				
MISCELLANEOUS	98	.73	.32	.09	.94				
TOTAL INCOME	112	21.55	19.76	15.38	25.67				
EXPENSE									
CLEANING	123	1.16	1.05	.80	1.40	1.19	1.08	.83	1.42
REPAIR-MAINT	123	1.29	1.16	.94	1.48	1.33	1.20	.97	1.48
UTILITIES	122	1.85	1.61	1.27	2.28	1.88	1.62	1.27	2.28
RDS/GRNDS/SEC	120	.46	.43	.28	.56	.48	.43	.29	.59
ADMINISTRATIVE	124	.91	.85	.64	1.12	.95	.89	.65	1.14
TOTAL OPER EXP	120	5.63	5.22	4.51	6.40	5.85	5.35	4.73	6.50
FIXED EXPENSES	121	4.14	3.23	2.00	5.28	4.31	3.26	2.13	5.67
TOTAL OPER+FIX	117	9.75	8.73	6.62	11.28	10.15	9.18	6.73	11.53
LEASING EXP	95	1.68	.69	.25	2.22				
TOTAL PAYROLL	119	1.06	.83	.63	1.28				
TOTAL CONTRACT	118	1.35	1.30	.80	1.76				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20343	114
AVG SQFT/RETAIL TENANT	3688	80
AVG SQFT/OFFICE WORKER	281	101
AVG % OFFICE OCCUPANCY	87.9	123
AVG % RETAIL OCCUPANCY	88.8	82
AVG $ RATE YR-END RENT	21.76	87
AVG NET PRKNG INC/STALL	1183.25	67
RENTABLE/GROSS SQFT	.87	103

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.17	118
PAYROLL	.67	30
CONTRACT	.89	113
SUP/MAT/MISC	.08	101
TRASH REMOVAL	.08	112
REPR/MAINT TOTAL	1.30	119
PAYROLL	.52	106
ELEVATOR	.29	118
HVAC	.17	116
ELECTRICAL	.07	112
STRUCT/ROOF	.05	57
PLUMBING	.02	106
FIRE/LIFE SFTY	.04	89
OTHER MAINT/SUP	.25	117

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.87	117
ELECTRICAL	1.60	117
GAS	.07	50
FUEL OIL		
PURCH STEAM	.43	34
PURCH CH WTR	.42	13
COAL		
WATER/SEWER	.08	109
RDS/GNDS/SEC TOTAL	.45	115
RDS/GNDS TOTAL	.08	89
RDS/GNDS PAYRL	.06	8
RDS/GNDS CONTR	.06	74
RDS/GNDS OTHER	.04	48

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	113
SEC PAYROLL	.31	54
SEC CONTRACTS	.29	84
SEC OTHER	.04	66
ADMIN TOTAL	.89	118
PAYROLL	.29	111
MGMT FEES	.42	114
PROF FEES	.09	95
GEN OFC EXP	.09	109
OTHER ADM EXP	.06	92

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.17	116
REAL ESTATE TAX	3.91	116
BUILDING INS	.19	114
PERS PROP TAX	.02	27
OTHER TAX	.19	42
LEASING EXPENSES	1.68	95
ADV/PROMOTION	.07	79
COMMISSIONS	.07	54
PROF FEES	.39	71
TENANT ALTS	1.39	79
BUY-OUTS	.23	17
OTHER LEASING	.14	45

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.06	119
CLEANING	.67	30
REPAIR/MAINT	.52	106
RDS/GROUNDS	.06	8
SECURITY	.31	54
ADMINISTRATIVE	.29	111
TOTAL CONTRACTS	1.35	118
CLEANING	.89	113
REPAIR/MAINT	.49	51
RDS/GROUNDS	.06	74
SECURITY	.29	84
ADMINISTRATIVE	.49	116

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Agency Managed

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	1721 BLDS	176,861,811 SQ. FT.				174,582,083 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	1675					14.19	12.23	9.16	16.53
RETAIL AREA	163	15.77	13.93	8.81	21.12				
OTHER AREA	65	9.44	8.86	4.83	11.86				
TOTAL RENT	1676	14.21	12.32	9.17	16.52				
NET PARKING INC	461	.63	.18	.06	.81				
MISCELLANEOUS	1098	.43	.12	.04	.27				
TOTAL INCOME	1679	14.83	12.58	9.40	17.08				
EXPENSE									
CLEANING	1633	.81	.78	.65	.95	.82	.78	.65	.95
REPAIR-MAINT	1665	.91	.80	.59	1.05	.92	.81	.59	1.06
UTILITIES	1610	1.71	1.64	1.34	1.98	1.72	1.64	1.34	2.00
RDS/GRNDS/SEC	1700	.42	.35	.24	.49	.42	.36	.24	.49
ADMINISTRATIVE	1720	.90	.80	.58	1.04	.91	.80	.58	1.05
TOTAL OPER EXP	1572	4.78	4.52	3.93	5.26	4.84	4.56	3.95	5.28
FIXED EXPENSES	1696	1.85	1.52	1.13	2.04	1.87	1.55	1.14	2.08
TOTAL OPER+FIX	1559	6.63	6.19	5.31	7.29	6.72	6.21	5.34	7.33
LEASING EXP	1427	1.48	.68	.18	1.78				
TOTAL PAYROLL	1429	.64	.56	.32	.77				
TOTAL CONTRACT	1658	1.14	1.04	.78	1.33				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6122	1482
AVG SQFT/RETAIL TENANT	2777	168
AVG SQFT/OFFICE WORKER	266	1033
AVG % OFFICE OCCUPANCY	88.1	1644
AVG % RETAIL OCCUPANCY	85.6	172
AVG $ RATE YR-END RENT	17.10	1294
AVG NET PRKNG INC/STALL	171.74	318
RENTABLE/GROSS SQFT	.89	1226

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.81**	**1578**
PAYROLL	.26	199
CONTRACT	.68	1552
SUP/MAT/MISC	.07	1181
TRASH REMOVAL	.06	1463
REPR/MAINT TOTAL	**.91**	**1599**
PAYROLL	.35	1229
ELEVATOR	.13	1355
HVAC	.16	1576
ELECTRICAL	.05	1403
STRUCT/ROOF	.05	982
PLUMBING	.02	1318
FIRE/LIFE SFTY	.04	957
OTHER MAINT/SUP	.21	1536

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.70**	**1506**
ELECTRICAL	1.54	1503
GAS	.10	688
FUEL OIL	.03	68
PURCH STEAM	1.28	2
PURCH CH WTR	.43	64
COAL	.09	5
WATER/SEWER	.09	1439
RDS/GNDS/SEC TOTAL	**.42**	**1639**
RDS/GNDS TOTAL	.21	1592
RDS/GNDS PAYRL	.09	129
RDS/GNDS CONTR	.17	1502
RDS/GNDS OTHER	.07	988

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	1383
SEC PAYROLL	.19	104
SEC CONTRACTS	.22	1254
SEC OTHER	.03	386
ADMIN TOTAL	**.90**	**1662**
PAYROLL	.31	1050
MGMT FEES	.48	1639
PROF FEES	.09	1086
GEN OFC EXP	.09	1216
OTHER ADM EXP	.07	1093

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.85**	**1636**
REAL ESTATE TAX	1.66	1638
BUILDING INS	.18	1593
PERS PROP TAX	.04	304
OTHER TAX	.11	334
LEASING EXPENSES	**1.48**	**1427**
ADV/PROMOTION	.09	1114
COMMISSIONS	.09	541
PROF FEES	.45	1080
TENANT ALTS	1.21	1047
BUY-OUTS	.39	69
OTHER LEASING	.22	405

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.64**	**1429**
CLEANING	.26	199
REPAIR/MAINT	.35	1229
RDS/GROUNDS	.09	129
SECURITY	.19	104
ADMINISTRATIVE	.31	1050
TOTAL CONTRACTS	**1.14**	**1658**
CLEANING	.68	1552
REPAIR/MAINT	.34	599
RDS/GROUNDS	.17	1502
SECURITY	.22	1254
ADMINISTRATIVE	.53	1647

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	256 BLDS	8,052,616 SQ. FT.				8,033,935 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	251					11.97	10.87	9.05	14.70
RETAIL AREA	4	13.03	11.74	9.60	15.00				
OTHER AREA	2	1.14	1.13						
TOTAL RENT	252	11.98	10.94	9.05	14.76				
NET PARKING INC	19	.30	.10	.06	.42				
MISCELLANEOUS	119	.27	.06	.02	.22				
TOTAL INCOME	252	12.15	11.16	9.05	14.92				
EXPENSE									
CLEANING	248	.84	.82	.66	.97	.84	.82	.66	.97
REPAIR-MAINT	250	.82	.75	.51	1.00	.82	.75	.52	1.00
UTILITIES	240	1.69	1.60	1.27	2.01	1.69	1.60	1.27	2.01
RDS/GRNDS/SEC	250	.35	.33	.20	.46	.35	.33	.20	.46
ADMINISTRATIVE	255	.77	.67	.48	.99	.77	.67	.48	1.00
TOTAL OPER EXP	232	4.45	4.28	3.59	5.10	4.46	4.31	3.63	5.10
FIXED EXPENSES	248	1.46	1.38	1.02	1.85	1.46	1.38	1.02	1.85
TOTAL OPER+FIX	226	5.90	5.75	4.90	6.76	5.92	5.75	4.91	6.76
LEASING EXP	203	1.41	.61	.19	1.85				
TOTAL PAYROLL	182	.48	.36	.21	.71				
TOTAL CONTRACT	250	1.04	.99	.73	1.31				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2799	228
AVG SQFT/RETAIL TENANT	2811	4
AVG SQFT/OFFICE WORKER	275	158
AVG % OFFICE OCCUPANCY	86.2	242
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	13.97	194
AVG NET PRKNG INC/STALL	81.58	12
RENTABLE/GROSS SQFT	.92	181

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.83**	**238**
PAYROLL	.39	21
CONTRACT	.68	233
SUP/MAT/MISC	.08	178
TRASH REMOVAL	.08	221
REPR/MAINT TOTAL	**.81**	**243**
PAYROLL	.33	155
ELEVATOR	.08	178
HVAC	.22	236
ELECTRICAL	.05	192
STRUCT/ROOF	.08	119
PLUMBING	.02	173
FIRE/LIFE SFTY	.03	131
OTHER MAINT/SUP	.21	227

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.68**	**229**
ELECTRICAL	1.50	229
GAS	.18	109
FUEL OIL	.10	3
PURCH STEAM		
PURCH CH WTR		
COAL	.08	2
WATER/SEWER	.09	219
RDS/GNDS/SEC TOTAL	**.34**	**245**
RDS/GNDS TOTAL	.28	241
RDS/GNDS PAYRL	.11	9
RDS/GNDS CONTR	.25	225
RDS/GNDS OTHER	.09	137

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.09	164
SEC PAYROLL	.10	7
SEC CONTRACTS	.09	136
SEC OTHER	.04	48
ADMIN TOTAL	**.76**	**250**
PAYROLL	.36	65
MGMT FEES	.53	243
PROF FEES	.11	149
GEN OFC EXP	.07	133
OTHER ADM EXP	.07	146

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.45**	**244**
REAL ESTATE TAX	1.30	244
BUILDING INS	.15	241
PERS PROP TAX	.09	22
OTHER TAX	.07	30
LEASING EXPENSES	**1.41**	**203**
ADV/PROMOTION	.06	132
COMMISSIONS	.09	64
PROF FEES	.43	145
TENANT ALTS	1.40	137
BUY-OUTS	.19	5
OTHER LEASING	.22	37

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.48**	**182**
CLEANING	.39	21
REPAIR/MAINT	.33	155
RDS/GROUNDS	.11	9
SECURITY	.10	7
ADMINISTRATIVE	.36	65
TOTAL CONTRACTS	**1.04**	**250**
CLEANING	.68	233
REPAIR/MAINT	.27	96
RDS/GROUNDS	.25	225
SECURITY	.09	136
ADMINISTRATIVE	.59	245

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Agency Managed

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	327 BLDS	24,483,003 SQ. FT.				24,361,747 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	320					12.94	11.87	9.31	16.37
RETAIL AREA	16	16.84	16.18	13.31	18.98				
OTHER AREA	5	5.96	4.67	2.65	19.76				
TOTAL RENT	321	12.97	12.01	9.35	16.37				
NET PARKING INC	59	.45	.21	.05	.41				
MISCELLANEOUS	211	.31	.10	.04	.24				
TOTAL INCOME	321	13.29	12.13	9.61	16.55				
EXPENSE									
CLEANING	314	.81	.77	.65	.93	.81	.77	.65	.93
REPAIR-MAINT	317	.87	.79	.57	1.08	.87	.80	.57	1.08
UTILITIES	310	1.76	1.67	1.38	2.00	1.77	1.67	1.38	2.00
RDS/GRNDS/SEC	323	.35	.33	.22	.45	.35	.33	.22	.45
ADMINISTRATIVE	327	.84	.76	.53	1.00	.84	.76	.53	1.01
TOTAL OPER EXP	301	4.66	4.42	3.87	5.22	4.69	4.48	3.89	5.28
FIXED EXPENSES	322	1.69	1.50	1.16	2.12	1.70	1.50	1.16	2.12
TOTAL OPER+FIX	298	6.36	6.14	5.26	7.21	6.39	6.19	5.28	7.30
LEASING EXP	283	1.36	.59	.12	1.68				
TOTAL PAYROLL	273	.58	.44	.28	.71				
TOTAL CONTRACT	318	1.04	1.00	.76	1.27				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4214	267
AVG SQFT/RETAIL TENANT	1839	16
AVG SQFT/OFFICE WORKER	265	205
AVG % OFFICE OCCUPANCY	85.2	315
AVG % RETAIL OCCUPANCY	97.9	16
AVG $ RATE YR-END RENT	15.20	242
AVG NET PRKNG INC/STALL	135.93	40
RENTABLE/GROSS SQFT	.94	229

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.80	307
PAYROLL	.52	33
CONTRACT	.66	298
SUP/MAT/MISC	.07	228
TRASH REMOVAL	.06	287
REPR/MAINT TOTAL	.86	310
PAYROLL	.33	235
ELEVATOR	.08	289
HVAC	.20	307
ELECTRICAL	.05	267
STRUCT/ROOF	.05	179
PLUMBING	.03	252
FIRE/LIFE SFTY	.03	176
OTHER MAINT/SUP	.23	302

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.74	290
ELECTRICAL	1.59	289
GAS	.14	103
FUEL OIL	.15	4
PURCH STEAM	1.28	2
PURCH CH WTR	.12	20
COAL		
WATER/SEWER	.00	272
RDS/GNDS/SEC TOTAL	.35	315
RDS/GNDS TOTAL	.26	302
RDS/GNDS PAYRL	.11	24
RDS/GNDS CONTR	.21	285
RDS/GNDS OTHER	.08	190

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.13	267
SEC PAYROLL	.12	13
SEC CONTRACTS	.12	240
SEC OTHER	.03	86
ADMIN TOTAL	.85	319
PAYROLL	.36	162
MGMT FEES	.49	314
PROF FEES	.09	192
GEN OFC EXP	.09	231
OTHER ADM EXP	.07	205

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.69	314
REAL ESTATE TAX	1.53	314
BUILDING INS	.14	312
PERS PROP TAX	.03	41
OTHER TAX	.11	49
LEASING EXPENSES	1.36	283
ADV/PROMOTION	.07	215
COMMISSIONS	.18	97
PROF FEES	.40	199
TENANT ALTS	1.33	189
BUY-OUTS	.69	8
OTHER LEASING	.19	64

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.58	273
CLEANING	.52	33
REPAIR/MAINT	.33	235
RDS/GROUNDS	.11	24
SECURITY	.12	13
ADMINISTRATIVE	.36	162
TOTAL CONTRACTS	1.04	318
CLEANING	.66	298
REPAIR/MAINT	.32	107
RDS/GROUNDS	.21	285
SECURITY	.12	240
ADMINISTRATIVE	.54	316

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	381 BLDS	66,852,523 SQ. FT.				65,991,481 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	368					14.40	13.48	9.81	18.24
RETAIL AREA	50	18.71	15.20	7.69	23.31				
OTHER AREA	26	6.89	9.12	5.38	12.54				
TOTAL RENT	368	14.39	13.41	9.78	18.21				
NET PARKING INC	171	.60	.17	.05	1.06				
MISCELLANEOUS	267	.38	.13	.06	.27				
TOTAL INCOME	368	14.99	13.70	10.07	18.83				
EXPENSE									
CLEANING	374	.82	.78	.67	.96	.83	.78	.67	.97
REPAIR-MAINT	376	.91	.85	.67	1.09	.92	.85	.67	1.11
UTILITIES	370	1.68	1.62	1.35	1.90	1.69	1.62	1.35	1.94
RDS/GRNDS/SEC	379	.41	.37	.27	.51	.42	.38	.27	.51
ADMINISTRATIVE	381	.92	.87	.68	1.08	.94	.88	.69	1.10
TOTAL OPER EXP	366	4.75	4.59	4.10	5.30	4.82	4.62	4.14	5.34
FIXED EXPENSES	375	1.88	1.57	1.25	2.21	1.90	1.60	1.26	2.25
TOTAL OPER+FIX	365	6.62	6.42	5.58	7.53	6.71	6.48	5.60	7.61
LEASING EXP	313	1.60	.80	.23	2.00				
TOTAL PAYROLL	360	.67	.62	.48	.78				
TOTAL CONTRACT	377	1.15	1.07	.86	1.35				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6321	325
AVG SQFT/RETAIL TENANT	2701	55
AVG SQFT/OFFICE WORKER	281	257
AVG % OFFICE OCCUPANCY	87.1	366
AVG % RETAIL OCCUPANCY	88.0	57
AVG $ RATE YR-END RENT	16.83	279
AVG NET PRKNG INC/STALL	147.56	118
RENTABLE/GROSS SQFT	.89	284

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.82	371
PAYROLL	.23	69
CONTRACT	.68	368
SUP/MAT/MISC	.06	303
TRASH REMOVAL	.06	346
REPR/MAINT TOTAL	.91	372
PAYROLL	.36	313
ELEVATOR	.13	370
HVAC	.16	365
ELECTRICAL	.04	340
STRUCT/ROOF	.06	219
PLUMBING	.02	330
FIRE/LIFE SFTY	.04	239
OTHER MAINT/SUP	.21	361

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.68	358
ELECTRICAL	1.52	358
GAS	.10	145
FUEL OIL	.02	20
PURCH STEAM		
PURCH CH WTR	.41	25
COAL	.08	2
WATER/SEWER	.09	333
RDS/GNDS/SEC TOTAL	.41	375
RDS/GNDS TOTAL	.20	361
RDS/GNDS PAYRL	.09	32
RDS/GNDS CONTR	.16	338
RDS/GNDS OTHER	.06	230

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	348
SEC PAYROLL	.23	28
SEC CONTRACTS	.23	318
SEC OTHER	.02	117
ADMIN TOTAL	.92	377
PAYROLL	.32	308
MGMT FEES	.47	369
PROF FEES	.08	265
GEN OFC EXP	.10	312
OTHER ADM EXP	.07	280

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.88	370
REAL ESTATE TAX	1.70	370
BUILDING INS	.15	365
PERS PROP TAX	.05	94
OTHER TAX	.12	85
LEASING EXPENSES	1.60	313
ADV/PROMOTION	.08	253
COMMISSIONS	.08	140
PROF FEES	.47	233
TENANT ALTS	1.32	234
BUY-OUTS	.62	21
OTHER LEASING	.15	108

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.67	360
CLEANING	.23	69
REPAIR/MAINT	.36	313
RDS/GROUNDS	.09	32
SECURITY	.23	28
ADMINISTRATIVE	.32	308
TOTAL CONTRACTS	1.15	377
CLEANING	.68	368
REPAIR/MAINT	.35	135
RDS/GROUNDS	.16	338
SECURITY	.23	318
ADMINISTRATIVE	.52	370

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Agency Managed

SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	79 BLDS	30,140,841 SQ. FT.				29,534,854 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	77					16.26	15.39	11.44	20.58
RETAIL AREA	19	12.24	13.73	8.06	18.93				
OTHER AREA	14	6.68	8.89	5.14	12.52				
TOTAL RENT	78	16.13	15.24	11.48	20.68				
NET PARKING INC	48	.81	.40	.11	1.68				
MISCELLANEOUS	58	.46	.17	.07	.47				
TOTAL INCOME	78	16.99	15.55	12.35	22.63				
EXPENSE									
CLEANING	78	.86	.81	.70	1.04	.87	.81	.70	1.04
REPAIR-MAINT	78	.92	.91	.71	1.06	.93	.92	.72	1.10
UTILITIES	78	1.69	1.60	1.39	1.93	1.70	1.60	1.40	2.00
RDS/GRNDS/SEC	79	.46	.39	.33	.53	.47	.41	.34	.53
ADMINISTRATIVE	79	.98	.97	.79	1.14	1.00	.99	.79	1.14
TOTAL OPER EXP	77	4.92	4.93	4.25	5.50	5.02	4.95	4.31	5.58
FIXED EXPENSES	78	1.98	1.82	1.53	2.15	2.02	1.89	1.55	2.16
TOTAL OPER+FIX	77	6.86	6.76	5.86	7.79	7.01	6.82	5.94	7.82
LEASING EXP	71	1.26	.67	.26	1.91				
TOTAL PAYROLL	78	.68	.62	.48	.83				
TOTAL CONTRACT	77	1.28	1.17	.90	1.57				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10983	67
AVG SQFT/RETAIL TENANT	2978	25
AVG SQFT/OFFICE WORKER	290	51
AVG % OFFICE OCCUPANCY	87.2	77
AVG % RETAIL OCCUPANCY	91.4	25
AVG $ RATE YR-END RENT	18.67	60
AVG NET PRKNG INC/STALL	179.74	33
RENTABLE/GROSS SQFT	.93	64

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.86**	**76**
PAYROLL	.21	9
CONTRACT	.73	76
SUP/MAT/MISC	.09	62
TRASH REMOVAL	.05	72
REPR/MAINT TOTAL	**.91**	**77**
PAYROLL	.36	65
ELEVATOR	.19	77
HVAC	.13	74
ELECTRICAL	.04	72
STRUCT/ROOF	.04	52
PLUMBING	.02	69
FIRE/LIFE SFTY	.03	49
OTHER MAINT/SUP	.20	72

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.69**	**75**
ELECTRICAL	1.57	75
GAS	.05	27
FUEL OIL	.02	23
PURCH STEAM		
PURCH CH WTR	.34	6
COAL		
WATER/SEWER	.07	72
RDS/GNDS/SEC TOTAL	**.45**	**77**
RDS/GNDS TOTAL	.17	75
RDS/GNDS PAYRL	.07	10
RDS/GNDS CONTR	.14	67
RDS/GNDS OTHER	.05	51

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	73
SEC PAYROLL	.18	9
SEC CONTRACTS	.27	70
SEC OTHER	.03	26
ADMIN TOTAL	**.98**	**78**
PAYROLL	.32	76
MGMT FEES	.49	77
PROF FEES	.10	55
GEN OFC EXP	.08	66
OTHER ADM EXP	.07	49

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.98**	**77**
REAL ESTATE TAX	1.76	77
BUILDING INS	.18	76
PERS PROP TAX	.02	26
OTHER TAX	.11	30
LEASING EXPENSES	**1.26**	**71**
ADV/PROMOTION	.11	59
COMMISSIONS	.06	30
PROF FEES	.47	55
TENANT ALTS	.85	52
BUY-OUTS	.44	6
OTHER LEASING	.22	34

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.68**	**78**
CLEANING	.21	9
REPAIR/MAINT	.36	65
RDS/GROUNDS	.07	10
SECURITY	.18	9
ADMINISTRATIVE	.32	76
TOTAL CONTRACTS	**1.28**	**77**
CLEANING	.73	76
REPAIR/MAINT	.36	35
RDS/GROUNDS	.14	67
SECURITY	.27	70
ADMINISTRATIVE	.54	78

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	10,736,332 SQ. FT.				10,604,875 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					15.12	10.44	9.74	16.08
RETAIL AREA	7	14.14	9.28	4.89	27.12				
OTHER AREA									
TOTAL RENT	12	15.27	11.41	9.74	17.32				
NET PARKING INC	8	.70	.32	.09	.73				
MISCELLANEOUS	11	.55	.43	.19	.94				
TOTAL INCOME	12	16.22	12.32	10.17	19.02				
EXPENSE									
CLEANING	13	.80	.80	.72	.89	.80	.81	.72	.90
REPAIR-MAINT	13	1.10	.89	.86	1.38	1.12	.92	.86	1.39
UTILITIES	13	1.76	1.72	1.52	2.00	1.76	1.72	1.52	2.00
RDS/GRNDS/SEC	13	.47	.42	.35	.52	.47	.42	.37	.54
ADMINISTRATIVE	13	.82	.74	.61	1.02	.83	.76	.61	1.03
TOTAL OPER EXP	13	4.95	4.82	4.42	5.27	5.01	4.85	4.57	5.27
FIXED EXPENSES	13	2.39	2.28	1.68	2.60	2.42	2.28	1.69	2.67
TOTAL OPER+FIX	13	7.33	6.96	6.69	7.62	7.42	7.09	6.80	7.71
LEASING EXP	12	1.86	.99	.38	4.16				
TOTAL PAYROLL	13	.66	.59	.43	.66				
TOTAL CONTRACT	13	1.05	1.04	.82	1.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18997	12
AVG SQFT/RETAIL TENANT	2983	8
AVG SQFT/OFFICE WORKER	382	11
AVG % OFFICE OCCUPANCY	87.8	12
AVG % RETAIL OCCUPANCY	77.4	6
AVG $ RATE YR-END RENT	23.49	10
AVG NET PRKNG INC/STALL	356.56	7
RENTABLE/GROSS SQFT	.90	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.80**	**13**
PAYROLL	.27	4
CONTRACT	.63	13
SUP/MAT/MISC	.06	10
TRASH REMOVAL	.04	13
REPR/MAINT TOTAL	**1.10**	**13**
PAYROLL	.33	13
ELEVATOR	.23	13
HVAC	.12	11
ELECTRICAL	.06	12
STRUCT/ROOF	.06	9
PLUMBING	.04	12
FIRE/LIFE SFTY	.04	10
OTHER MAINT/SUP	.27	13

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.76**	**13**
ELECTRICAL	1.45	13
GAS	.04	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	1.28	2
COAL		
WATER/SEWER	.11	12
RDS/GNDS/SEC TOTAL	**.47**	**13**
RDS/GNDS TOTAL	.17	12
RDS/GNDS PAYRL	.09	3
RDS/GNDS CONTR	.12	12
RDS/GNDS OTHER	.06	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	13
SEC PAYROLL	.17	4
SEC CONTRACTS	.25	13
SEC OTHER	.01	4
ADMIN TOTAL	**.82**	**13**
PAYROLL	.19	12
MGMT FEES	.46	13
PROF FEES	.07	8
GEN OFC EXP	.08	13
OTHER ADM EXP	.12	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.39**	**13**
REAL ESTATE TAX	2.18	13
BUILDING INS	.19	13
PERS PROP TAX		
OTHER TAX	.07	3
LEASING EXPENSES	**1.86**	**12**
ADV/PROMOTION	.05	10
COMMISSIONS	.12	6
PROF FEES	.52	10
TENANT ALTS	1.33	10
BUY-OUTS	.05	3
OTHER LEASING	.39	9

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.66**	**13**
CLEANING	.27	4
REPAIR/MAINT	.33	13
RDS/GROUNDS	.09	3
SECURITY	.17	4
ADMINISTRATIVE	.19	12
TOTAL CONTRACTS	**1.05**	**13**
CLEANING	.63	13
REPAIR/MAINT	.44	2
RDS/GROUNDS	.12	12
SECURITY	.25	13
ADMINISTRATIVE	.49	13

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

All Electric Buildings

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	376 BLDS	131,395,209 SQ. FT.				126,710,087 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	336					18.82	16.12	12.07	21.33
RETAIL AREA	203	16.61	15.39	8.83	24.64				
OTHER AREA	61	9.26	7.96	3.68	14.10				
TOTAL RENT	344	18.66	15.88	12.24	21.42				
NET PARKING INC	229	.92	.80	.38	1.32				
MISCELLANEOUS	244	.50	.15	.06	.42				
TOTAL INCOME	344	19.77	16.79	13.34	23.18				
EXPENSE									
CLEANING	374	1.04	.92	.71	1.22	1.06	.93	.73	1.25
REPAIR-MAINT	374	1.19	1.05	.79	1.38	1.23	1.10	.83	1.46
UTILITIES	367	1.68	1.62	1.27	2.06	1.71	1.65	1.29	2.12
RDS/GRNDS/SEC	365	.48	.40	.27	.59	.50	.41	.29	.62
ADMINISTRATIVE	374	.91	.88	.60	1.18	.95	.93	.63	1.24
TOTAL OPER EXP	363	5.31	5.03	4.26	6.19	5.51	5.24	4.39	6.47
FIXED EXPENSES	366	3.32	2.36	1.53	4.17	3.44	2.43	1.58	4.18
TOTAL OPER+FIX	354	8.62	7.54	6.04	10.42	8.95	7.83	6.28	11.17
LEASING EXP	290	1.45	.56	.17	1.51				
TOTAL PAYROLL	358	.99	.73	.48	1.08				
TOTAL CONTRACT	369	1.27	1.18	.83	1.60				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12823	340
AVG SQFT/RETAIL TENANT	2683	204
AVG SQFT/OFFICE WORKER	286	313
AVG % OFFICE OCCUPANCY	87.5	371
AVG % RETAIL OCCUPANCY	86.5	214
AVG $ RATE YR-END RENT	20.45	304
AVG NET PRKNG INC/STALL	871.07	186
RENTABLE/GROSS SQFT	.89	266

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.04**	**373**
PAYROLL	.45	94
CONTRACT	.80	362
SUP/MAT/MISC	.08	302
TRASH REMOVAL	.06	342
REPR/MAINT TOTAL	**1.20**	**371**
PAYROLL	.48	319
ELEVATOR	.24	366
HVAC	.15	355
ELECTRICAL	.06	332
STRUCT/ROOF	.05	177
PLUMBING	.02	302
FIRE/LIFE SFTY	.03	289
OTHER MAINT/SUP	.25	363

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.68**	**367**
ELECTRICAL	1.56	366
GAS	.06	54
FUEL OIL		
PURCH STEAM	.34	16
PURCH CH WTR	.62	8
COAL	.01	2
WATER/SEWER	.07	353
RDS/GNDS/SEC TOTAL	**.48**	**364**
RDS/GNDS TOTAL	.10	319
RDS/GNDS PAYRL	.08	42
RDS/GNDS CONTR	.07	266
RDS/GNDS OTHER	.06	190

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	346
SEC PAYROLL	.33	126
SEC CONTRACTS	.29	284
SEC OTHER	.03	175
ADMIN TOTAL	**.91**	**371**
PAYROLL	.29	276
MGMT FEES	.50	315
PROF FEES	.08	254
GEN OFC EXP	.10	316
OTHER ADM EXP	.07	277

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.32**	**365**
REAL ESTATE TAX	3.09	365
BUILDING INS	.19	361
PERS PROP TAX	.03	118
OTHER TAX	.12	104
LEASING EXPENSES	**1.45**	**290**
ADV/PROMOTION	.07	213
COMMISSIONS	.08	140
PROF FEES	.34	222
TENANT ALTS	1.29	205
BUY-OUTS	.34	30
OTHER LEASING	.19	124

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.99**	**358**
CLEANING	.45	94
REPAIR/MAINT	.48	319
RDS/GROUNDS	.08	42
SECURITY	.33	126
ADMINISTRATIVE	.29	276
TOTAL CONTRACTS	**1.27**	**369**
CLEANING	.80	362
REPAIR/MAINT	.46	166
RDS/GROUNDS	.07	266
SECURITY	.29	284
ADMINISTRATIVE	.54	336

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	21 BLDS	621,762 SQ. FT.				593,880 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	17					13.04	11.31	9.67	13.53
RETAIL AREA	8	18.64	12.10	11.14	28.93				
OTHER AREA	2	2.41	2.31						
TOTAL RENT	17	13.44	11.35	9.19	14.25				
NET PARKING INC	5	.72	.38	.15	1.27				
MISCELLANEOUS	8	.10	.07	.04	.19				
TOTAL INCOME	17	13.89	11.81	9.30	16.15				
EXPENSE									
CLEANING	20	1.13	.97	.67	1.22	1.16	.97	.67	1.33
REPAIR-MAINT	21	1.08	.92	.54	1.25	1.12	.98	.56	1.33
UTILITIES	18	1.86	1.89	1.24	2.12	1.89	1.90	1.24	2.12
RDS/GRNDS/SEC	17	.25	.23	.12	.36	.26	.23	.13	.39
ADMINISTRATIVE	20	.63	.49	.31	.76	.66	.55	.32	.83
TOTAL OPER EXP	17	5.02	4.34	4.11	5.47	5.27	4.52	4.16	6.25
FIXED EXPENSES	19	2.93	1.71	1.20	3.10	3.06	1.82	1.20	3.34
TOTAL OPER+FIX	15	8.23	6.64	5.32	9.76	8.69	6.64	6.11	10.11
LEASING EXP	12	.77	.47	.21	2.08				
TOTAL PAYROLL	13	1.08	.49	.26	1.25				
TOTAL CONTRACT	18	1.14	1.10	.91	1.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3455	18
AVG SQFT/RETAIL TENANT	2317	7
AVG SQFT/OFFICE WORKER	397	15
AVG % OFFICE OCCUPANCY	89.1	19
AVG % RETAIL OCCUPANCY	100.0	7
AVG $ RATE YR-END RENT	15.12	17
AVG NET PRKNG INC/STALL	176.47	4
RENTABLE/GROSS SQFT	.77	13

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.13**	**20**
PAYROLL	1.96	3
CONTRACT	.75	17
SUP/MAT/MISC	.12	14
TRASH REMOVAL	.10	16
REPR/MAINT TOTAL	**1.12**	**20**
PAYROLL	.53	11
ELEVATOR	.18	17
HVAC	.21	19
ELECTRICAL	.06	18
STRUCT/ROOF	.11	13
PLUMBING	.04	15
FIRE/LIFE SFTY	.05	13
OTHER MAINT/SUP	.24	20

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.86**	**18**
ELECTRICAL	1.72	18
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	17
RDS/GNDS/SEC TOTAL	**.25**	**17**
RDS/GNDS TOTAL	.16	15
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.15	10
RDS/GNDS OTHER	.09	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.14	10
SEC PAYROLL		
SEC CONTRACTS	.12	9
SEC OTHER	.03	6
ADMIN TOTAL	**.63**	**20**
PAYROLL	.56	2
MGMT FEES	.52	14
PROF FEES	.21	13
GEN OFC EXP	.04	9
OTHER ADM EXP	.07	13

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.93**	**19**
REAL ESTATE TAX	2.38	19
BUILDING INS	.64	18
PERS PROP TAX	.06	2
OTHER TAX	.04	2
LEASING EXPENSES	**.77**	**12**
ADV/PROMOTION	.05	10
COMMISSIONS	.09	2
PROF FEES	.18	7
TENANT ALTS	.77	7
BUY-OUTS		
OTHER LEASING	.08	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.08**	**13**
CLEANING	1.96	3
REPAIR/MAINT	.53	11
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.56	2
TOTAL CONTRACTS	**1.14**	**18**
CLEANING	.75	17
REPAIR/MAINT	.38	11
RDS/GROUNDS	.15	10
SECURITY	.12	9
ADMINISTRATIVE	.56	18

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

All Electric Buildings

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	38 BLDS	2,707,838 SQ. FT.				2,805,453 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	37					16.75	15.27	9.38	22.30
RETAIL AREA	19	21.96	21.97	13.78	29.27				
OTHER AREA	7	12.98	10.06	7.12	20.04				
TOTAL RENT	37	17.06	15.27	9.62	23.23				
NET PARKING INC	21	.77	.51	.13	1.23				
MISCELLANEOUS	21	.74	.12	.03	.37				
TOTAL INCOME	37	18.34	15.86	10.06	24.13				
EXPENSE									
CLEANING	38	1.12	1.03	.74	1.28	1.15	1.12	.89	1.48
REPAIR-MAINT	38	1.15	1.08	.71	1.41	1.23	1.16	.73	1.49
UTILITIES	35	1.99	1.89	1.56	2.37	2.01	1.83	1.48	2.37
RDS/GRNDS/SEC	34	.44	.29	.19	.60	.47	.33	.21	.62
ADMINISTRATIVE	38	.94	.83	.66	1.10	1.01	.86	.66	1.30
TOTAL OPER EXP	35	5.50	5.06	4.20	6.42	5.93	5.14	4.25	7.38
FIXED EXPENSES	36	2.78	2.01	1.41	3.44	3.00	2.14	1.51	3.79
TOTAL OPER+FIX	33	7.82	6.90	5.50	9.30	8.46	7.26	5.58	11.04
LEASING EXP	25	.86	.35	.09	1.19				
TOTAL PAYROLL	38	.90	.61	.44	1.00				
TOTAL CONTRACT	35	1.34	1.22	.86	1.73				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3950	37
AVG SQFT/RETAIL TENANT	3065	18
AVG SQFT/OFFICE WORKER	264	28
AVG % OFFICE OCCUPANCY	88.5	36
AVG % RETAIL OCCUPANCY	83.5	18
AVG $ RATE YR-END RENT	17.52	32
AVG NET PRKNG INC/STALL	275.87	12
RENTABLE/GROSS SQFT	.91	31

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.12	38
PAYROLL	1.06	7
CONTRACT	.84	35
SUP/MAT/MISC	.10	31
TRASH REMOVAL	.10	31
REPR/MAINT TOTAL	1.16	38
PAYROLL	.53	33
ELEVATOR	.16	37
HVAC	.20	36
ELECTRICAL	.05	30
STRUCT/ROOF	.08	14
PLUMBING	.03	27
FIRE/LIFE SFTY	.03	24
OTHER MAINT/SUP	.24	38

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.99	35
ELECTRICAL	1.82	35
GAS	.07	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	32
RDS/GNDS/SEC TOTAL	.44	34
RDS/GNDS TOTAL	.16	30
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	25
RDS/GNDS OTHER	.12	17

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.32	31
SEC PAYROLL	.32	4
SEC CONTRACTS	.32	26
SEC OTHER	.03	12
ADMIN TOTAL	.94	38
PAYROLL	.35	22
MGMT FEES	.63	34
PROF FEES	.11	24
GEN OFC EXP	.06	32
OTHER ADM EXP	.07	23

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.78	38
REAL ESTATE TAX	2.46	36
BUILDING INS	.32	36
PERS PROP TAX	.01	5
OTHER TAX	.11	7
LEASING EXPENSES	.86	25
ADV/PROMOTION	.03	15
COMMISSIONS	.03	7
PROF FEES	.32	18
TENANT ALTS	1.06	13
BUY-OUTS	.06	2
OTHER LEASING	.08	7

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.90	38
CLEANING	1.06	7
REPAIR/MAINT	.53	33
RDS/GROUNDS		
SECURITY	.32	4
ADMINISTRATIVE	.35	22
TOTAL CONTRACTS	1.34	36
CLEANING	.84	35
REPAIR/MAINT	.38	16
RDS/GROUNDS	.12	25
SECURITY	.32	26
ADMINISTRATIVE	.64	38

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	124 BLDS	24,249,866 SQ. FT.				23,249,936 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	111					17.18	15.11	11.83	21.17
RETAIL AREA	59	22.08	16.38	12.01	30.20				
OTHER AREA	23	5.19	5.72	3.50	10.54				
TOTAL RENT	115	17.29	15.01	11.96	21.10				
NET PARKING INC	68	1.05	1.02	.68	1.42				
MISCELLANEOUS	76	.43	.13	.05	.43				
TOTAL INCOME	115	18.27	15.49	12.83	22.86				
EXPENSE									
CLEANING	123	.96	.90	.74	1.17	.97	.91	.74	1.20
REPAIR-MAINT	123	1.17	1.00	.77	1.49	1.21	1.06	.79	1.55
UTILITIES	122	1.65	1.63	1.28	1.98	1.66	1.65	1.29	2.10
RDS/GRNDS/SEC	123	.50	.47	.28	.66	.53	.49	.30	.70
ADMINISTRATIVE	123	.95	.88	.60	1.25	.99	.93	.64	1.33
TOTAL OPER EXP	120	5.24	4.97	4.29	6.39	5.47	5.23	4.36	6.73
FIXED EXPENSES	119	2.89	2.23	1.53	4.15	3.02	2.38	1.55	4.15
TOTAL OPER+FIX	116	8.09	7.55	5.93	10.42	8.46	7.91	6.15	10.90
LEASING EXP	99	1.38	.59	.17	1.41				
TOTAL PAYROLL	120	.83	.73	.46	1.07				
TOTAL CONTRACT	123	1.34	1.18	.88	1.51				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7997	113
AVG SQFT/RETAIL TENANT	2557	57
AVG SQFT/OFFICE WORKER	287	101
AVG % OFFICE OCCUPANCY	87.5	122
AVG % RETAIL OCCUPANCY	89.0	60
AVG $ RATE YR-END RENT	20.08	104
AVG NET PRKNG INC/STALL	676.30	54
RENTABLE/GROSS SQFT	.90	104

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.96	122
PAYROLL	.39	20
CONTRACT	.79	119
SUP/MAT/MISC	.07	101
TRASH REMOVAL	.07	113
REPR/MAINT TOTAL	1.17	121
PAYROLL	.49	109
ELEVATOR	.19	121
HVAC	.17	117
ELECTRICAL	.06	107
STRUCT/ROOF	.08	55
PLUMBING	.02	98
FIRE/LIFE SFTY	.04	92
OTHER MAINT/SUP	.24	119

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.65	122
ELECTRICAL	1.56	121
GAS	.11	15
FUEL OIL		
PURCH STEAM	.12	3
PURCH CH WTR	.23	2
COAL		
WATER/SEWER	.08	116
RDS/GNDS/SEC TOTAL	.50	122
RDS/GNDS TOTAL	.12	107
RDS/GNDS PAYRL	.09	11
RDS/GNDS CONTR	.09	82
RDS/GNDS OTHER	.07	61

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	120
SEC PAYROLL	.26	32
SEC CONTRACTS	.36	108
SEC OTHER	.03	46
ADMIN TOTAL	.95	121
PAYROLL	.33	78
MGMT FEES	.60	108
PROF FEES	.09	82
GEN OFC EXP	.10	102
OTHER ADM EXP	.07	83

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.80	118
REAL ESTATE TAX	2.64	118
BUILDING INS	.19	115
PERS PROP TAX	.08	40
OTHER TAX	.20	42
LEASING EXPENSES	1.38	99
ADV/PROMOTION	.09	71
COMMISSIONS	.08	51
PROF FEES	.40	75
TENANT ALTS	1.24	68
BUY-OUTS	.26	4
OTHER LEASING	.29	40

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.83	120
CLEANING	.39	20
REPAIR/MAINT	.49	109
RDS/GROUNDS	.09	11
SECURITY	.26	32
ADMINISTRATIVE	.33	78
TOTAL CONTRACTS	1.34	123
CLEANING	.79	119
REPAIR/MAINT	.40	59
RDS/GROUNDS	.09	82
SECURITY	.36	108
ADMINISTRATIVE	.83	114

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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All Electric Buildings

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	84 BLDS	36,270,704 SQ. FT.				34,970,727 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	77					17.29	16.22	13.18	20.81
RETAIL AREA	49	13.67	13.28	7.92	19.91				
OTHER AREA	10	8.05	8.40	5.78	10.98				
TOTAL RENT	80	17.19	16.33	13.42	20.61				
NET PARKING INC	61	.94	.75	.39	1.27				
MISCELLANEOUS	65	.40	.16	.07	.43				
TOTAL INCOME	80	18.23	16.98	14.23	21.96				
EXPENSE									
CLEANING	84	.95	.86	.71	1.13	.97	.88	.72	1.16
REPAIR-MAINT	84	1.13	1.07	.81	1.34	1.16	1.12	.83	1.42
UTILITIES	83	1.74	1.61	1.28	2.15	1.77	1.61	1.28	2.15
RDS/GRNDS/SEC	83	.43	.39	.28	.55	.45	.39	.30	.58
ADMINISTRATIVE	84	.93	.95	.70	1.16	.96	.89	.72	1.19
TOTAL OPER EXP	83	5.17	5.13	4.23	6.02	5.37	5.37	4.40	6.16
FIXED EXPENSES	83	2.87	2.18	1.32	3.61	2.08	2.22	1.37	3.79
TOTAL OPER + FIX	82	8.05	7.38	5.91	10.19	8.35	7.64	5.93	11.13
LEASING EXP	72	1.40	.72	.15	1.80				
TOTAL PAYROLL	83	.84	.74	.50	1.07				
TOTAL CONTRACT	84	1.21	1.19	.83	1.86				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13341	79
AVG SQFT/RETAIL TENANT	2612	54
AVG SQFT/OFFICE WORKER	291	73
AVG % OFFICE OCCUPANCY	86.6	83
AVG % RETAIL OCCUPANCY	78.1	56
AVG $ RATE YR-END RENT	19.30	71
AVG NET PRKNG INC/STALL	768.70	56
RENTABLE/GROSS SQFT	.91	71

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.95	84
PAYROLL	.21	22
CONTRACT	.78	84
SUP/MAT/MISC	.07	76
TRASH REMOVAL	.05	79
REPR/MAINT TOTAL	1.13	84
PAYROLL	.45	76
ELEVATOR	.23	84
HVAC	.16	84
ELECTRICAL	.05	82
STRUCT/ROOF	.04	41
PLUMBING	.02	72
FIRE/LIFE SFTY	.04	67
OTHER MAINT/SUP	.21	83

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.74	83
ELECTRICAL	1.64	83
GAS	.06	9
FUEL OIL		
PURCH STEAM	.17	6
PURCH CH WTR	.54	2
COAL		
WATER/SEWER	.07	83
RDS/GNDS/SEC TOTAL	.43	83
RDS/GNDS TOTAL	.09	73
RDS/GNDS PAYRL	.12	7
RDS/GNDS CONTR	.06	61
RDS/GNDS OTHER	.04	44

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	83
SEC PAYROLL	.27	31
SEC CONTRACTS	.29	69
SEC OTHER	.02	46
ADMIN TOTAL	.93	84
PAYROLL	.29	74
MGMT FEES	.50	78
PROF FEES	.08	69
GEN OFC EXP	.10	78
OTHER ADM EXP	.05	64

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.87	83
REAL ESTATE TAX	2.65	83
BUILDING INS	.17	83
PERS PROP TAX	.03	29
OTHER TAX	.16	27
LEASING EXPENSES	1.49	72
ADV/PROMOTION	.06	54
COMMISSIONS	.07	35
PROF FEES	.30	55
TENANT ALTS	1.30	54
BUY-OUTS	.95	8
OTHER LEASING	.38	27

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.84	83
CLEANING	.21	22
REPAIR/MAINT	.45	76
RDS/GROUNDS	.12	7
SECURITY	.27	31
ADMINISTRATIVE	.29	74
TOTAL CONTRACTS	1.21	84
CLEANING	.78	84
REPAIR/MAINT	.40	33
RDS/GROUNDS	.06	61
SECURITY	.29	69
ADMINISTRATIVE	.56	80

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	60 BLDS	58,992,484 SQ. FT.				57,210,286 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	56					20.42	19.25	14.82	25.91
RETAIL AREA	39	13.95	12.00	6.00	18.40				
OTHER AREA	10	13.96	16.35	6.90	43.19				
TOTAL RENT	57	20.15	19.09	14.78	25.43				
NET PARKING INC	45	.77	.67	.24	1.21				
MISCELLANEOUS	50	.53	.21	.06	.57				
TOTAL INCOME	57	21.21	19.80	16.35	26.33				
EXPENSE									
CLEANING	60	1.11	1.05	.71	1.33	1.13	1.06	.73	1.41
REPAIR-MAINT	59	1.23	1.08	.92	1.35	1.26	1.12	.95	1.40
UTILITIES	60	1.62	1.48	1.16	1.89	1.65	1.48	1.16	1.92
RDS/GRNDS/SEC	59	.48	.44	.32	.56	.49	.44	.32	.57
ADMINISTRATIVE	60	.90	.88	.60	1.12	.93	.91	.61	1.14
TOTAL OPER EXP	59	5.35	5.04	4.44	6.03	5.52	5.24	4.53	6.33
FIXED EXPENSES	60	3.95	3.02	2.01	5.34	4.07	3.07	2.10	5.67
TOTAL OPER + FIX	59	9.31	8.46	6.68	11.62	9.60	8.58	6.78	11.93
LEASING EXP	48	1.55	.48	.15	1.44				
TOTAL PAYROLL	60	1.12	.83	.63	1.41				
TOTAL CONTRACT	60	1.27	1.11	.78	1.57				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20722	59
AVG SQFT/RETAIL TENANT	2629	43
AVG SQFT/OFFICE WORKER	287	49
AVG % OFFICE OCCUPANCY	87.0	60
AVG % RETAIL OCCUPANCY	90.3	43
AVG $ RATE YR-END RENT	21.27	48
AVG NET PRKNG INC/STALL	1069.32	40
RENTABLE/GROSS SQFT	.88	49

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.11	60
PAYROLL	.62	20
CONTRACT	.81	58
SUP/MAT/MISC	.08	54
TRASH REMOVAL	.06	59
REPR/MAINT TOTAL	1.23	59
PAYROLL	.48	55
ELEVATOR	.28	58
HVAC	.12	57
ELECTRICAL	.07	56
STRUCT/ROOF	.03	28
PLUMBING	.02	53
FIRE/LIFE SFTY	.03	47
OTHER MAINT/SUP	.26	59

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.62	60
ELECTRICAL	1.47	60
GAS	.01	9
FUEL OIL		
PURCH STEAM	.43	6
PURCH CH WTR	.70	3
COAL		
WATER/SEWER	.07	59
RDS/GNDS/SEC TOTAL	.48	59
RDS/GNDS TOTAL	.09	48
RDS/GNDS PAYRL	.07	8
RDS/GNDS CONTR	.05	44
RDS/GNDS OTHER	.05	24

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.41	59
SEC PAYROLL	.34	34
SEC CONTRACTS	.26	43
SEC OTHER	.03	41
ADMIN TOTAL	.90	59
PAYROLL	.28	58
MGMT FEES	.45	54
PROF FEES	.08	44
GEN OFC EXP	.11	55
OTHER ADM EXP	.08	50

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.96	60
REAL ESTATE TAX	3.74	60
BUILDING INS	.18	60
PERS PROP TAX	.02	16
OTHER TAX	.07	22
LEASING EXPENSES	1.55	48
ADV/PROMOTION	.07	37
COMMISSIONS	.08	28
PROF FEES	.39	33
TENANT ALTS	1.37	36
BUY-OUTS	.14	10
OTHER LEASING	.10	27

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.12	60
CLEANING	.62	20
REPAIR/MAINT	.48	55
RDS/GROUNDS	.07	8
SECURITY	.34	34
ADMINISTRATIVE	.28	58
TOTAL CONTRACTS	1.27	60
CLEANING	.81	58
REPAIR/MAINT	.50	30
RDS/GROUNDS	.05	44
SECURITY	.26	43
ADMINISTRATIVE	.49	57

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

All Electric Buildings

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	958 BLDS	112,825,499 SQ. FT.				111,294,057 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	915					13.66	11.74	8.72	15.86
RETAIL AREA	95	15.45	14.87	8.66	21.38				
OTHER AREA	31	4.89	5.69	2.55	10.00				
TOTAL RENT	916	13.66	11.76	8.74	15.76				
NET PARKING INC	271	.48	.12	.05	.50				
MISCELLANEOUS	583	.43	.12	.05	.27				
TOTAL INCOME	916	14.21	12.05	9.01	16.22				
EXPENSE									
CLEANING	927	.80	.76	.64	.91	.81	.76	.64	.92
REPAIR-MAINT	942	.92	.78	.59	1.01	.92	.79	.59	1.03
UTILITIES	925	1.72	1.61	1.35	1.95	1.73	1.62	1.35	1.97
RDS/GRNDS/SEC	941	.47	.37	.25	.53	.47	.37	.25	.53
ADMINISTRATIVE	952	.89	.83	.60	1.05	.90	.84	.60	1.06
TOTAL OPER EXP	897	4.79	4.44	3.89	5.17	4.85	4.49	3.92	5.20
FIXED EXPENSES	946	1.87	1.52	1.20	1.95	1.89	1.53	1.21	1.98
TOTAL OPER + FIX	887	6.61	6.02	5.28	7.06	6.70	6.06	5.31	7.12
LEASING EXP	807	1.69	.71	.20	1.82				
TOTAL PAYROLL	856	.66	.56	.35	.77				
TOTAL CONTRACT	954	1.16	1.03	.79	1.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6426	903
AVG SQFT/RETAIL TENANT	2974	101
AVG SQFT/OFFICE WORKER	262	678
AVG % OFFICE OCCUPANCY	86.0	806
AVG % RETAIL OCCUPANCY	85.9	103
AVG $ RATE YR-END RENT	16.14	769
AVG NET PRKNG INC/STALL	154.25	186
RENTABLE/GROSS SQFT	.90	657

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.80	924
PAYROLL	.27	129
CONTRACT	.65	911
SUP/MAT/MISC	.06	699
TRASH REMOVAL	.06	852
REPR/MAINT TOTAL	.91	937
PAYROLL	.34	750
ELEVATOR	.13	819
HVAC	.16	924
ELECTRICAL	.06	843
STRUCT/ROOF	.05	578
PLUMBING	.02	792
FIRE/LIFE SFTY	.04	654
OTHER MAINT/SUP	.22	915

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.72	918
ELECTRICAL	1.60	917
GAS	.05	76
FUEL OIL	.01	36
PURCH STEAM		
PURCH CH WTR	1.13	7
COAL	.07	3
WATER/SEWER	.09	896
RDS/GNDS/SEC TOTAL	.47	939
RDS/GNDS TOTAL	.22	909
RDS/GNDS PAYRL	.08	69
RDS/GNDS CONTR	.17	858
RDS/GNDS OTHER	.07	566

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.28	815
SEC PAYROLL	.26	81
SEC CONTRACTS	.25	729
SEC OTHER	.04	265
ADMIN TOTAL	.89	952
PAYROLL	.33	648
MGMT FEES	.48	899
PROF FEES	.08	585
GEN OFC EXP	.11	679
OTHER ADM EXP	.07	639

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.87	942
REAL ESTATE TAX	1.69	944
BUILDING INS	.15	903
PERS PROP TAX	.04	256
OTHER TAX	.11	194
LEASING EXPENSES	1.69	807
ADV/PROMOTION	.07	626
COMMISSIONS	.12	306
PROF FEES	.50	646
TENANT ALTS	1.42	588
BUY-OUTS	.34	62
OTHER LEASING	.24	249

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.66	856
CLEANING	.27	129
REPAIR/MAINT	.34	750
RDS/GROUNDS	.06	69
SECURITY	.26	81
ADMINISTRATIVE	.33	648
TOTAL CONTRACTS	1.16	954
CLEANING	.65	911
REPAIR/MAINT	.33	370
RDS/GROUNDS	.17	858
SECURITY	.25	729
ADMINISTRATIVE	.52	919

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	123 BLDS	3,991,796 SQ. FT.				3,979,317 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	120					11.33	10.69	8.39	14.45
RETAIL AREA	2	13.66	13.54						
OTHER AREA									
TOTAL RENT	120	11.32	10.69	8.40	14.45				
NET PARKING INC	9	.12	.06	.04	.31				
MISCELLANEOUS	82	.25	.09	.03	.25				
TOTAL INCOME	120	11.45	10.76	8.57	14.72				
EXPENSE									
CLEANING	121	.79	.75	.61	.93	.79	.75	.61	.93
REPAIR-MAINT	121	.81	.76	.53	1.00	.81	.76	.54	1.00
UTILITIES	117	1.76	1.63	1.32	2.06	1.76	1.63	1.32	2.06
RDS/GRNDS/SEC	119	.38	.35	.21	.52	.38	.35	.21	.52
ADMINISTRATIVE	121	.77	.64	.47	.96	.77	.64	.48	.96
TOTAL OPER EXP	114	4.47	4.26	3.69	5.09	4.48	4.27	3.71	5.09
FIXED EXPENSES	120	1.55	1.52	1.12	1.86	1.55	1.52	1.12	1.86
TOTAL OPER + FIX	111	5.95	5.79	4.93	6.65	5.97	5.79	4.95	6.65
LEASING EXP	102	1.39	.56	.16	1.91				
TOTAL PAYROLL	92	.58	.40	.27	.77				
TOTAL CONTRACT	122	1.07	.96	.75	1.32				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3079	114
AVG SQFT/RETAIL TENANT	3231	2
AVG SQFT/OFFICE WORKER	263	60
AVG % OFFICE OCCUPANCY	84.2	117
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	13.67	100
AVG NET PRKNG INC/STALL	14.89	4
RENTABLE/GROSS SQFT	.93	79

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.78	119
PAYROLL	.53	11
CONTRACT	.62	116
SUP/MAT/MISC	.06	86
TRASH REMOVAL	.08	110
REPR/MAINT TOTAL	.81	119
PAYROLL	.34	76
ELEVATOR	.08	91
HVAC	.20	119
ELECTRICAL	.05	98
STRUCT/ROOF	.06	60
PLUMBING	.02	86
FIRE/LIFE SFTY	.03	74
OTHER MAINT/SUP	.22	114

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.76	117
ELECTRICAL	1.66	117
GAS	.09	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL	.06	2
WATER/SEWER	.10	110
RDS/GNDS/SEC TOTAL	.38	119
RDS/GNDS TOTAL	.30	117
RDS/GNDS PAYRL	.12	7
RDS/GNDS CONTR	.27	108
RDS/GNDS OTHER	.09	61

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.12	86
SEC PAYROLL	.05	2
SEC CONTRACTS	.12	76
SEC OTHER	.05	26
ADMIN TOTAL	.77	121
PAYROLL	.44	38
MGMT FEES	.48	115
PROF FEES	.12	71
GEN OFC EXP	.06	65
OTHER ADM EXP	.08	68

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.55	120
REAL ESTATE TAX	1.39	120
BUILDING INS	.15	117
PERS PROP TAX	.15	18
OTHER TAX	.09	18
LEASING EXPENSES	1.39	102
ADV/PROMOTION	.05	70
COMMISSIONS	.08	31
PROF FEES	.46	75
TENANT ALTS	1.27	68
BUY-OUTS	.25	4
OTHER LEASING	.18	22

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.58	92
CLEANING	.53	11
REPAIR/MAINT	.34	76
RDS/GROUNDS	.12	7
SECURITY	.05	2
ADMINISTRATIVE	.44	38
TOTAL CONTRACTS	1.07	122
CLEANING	.62	116
REPAIR/MAINT	.29	40
RDS/GROUNDS	.27	108
SECURITY	.12	76
ADMINISTRATIVE	.55	116

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

All Electric Buildings

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	186 BLDS	13,862,673 SQ. FT.				13,767,404 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	180					11.96	11.38	8.30	15.29
RETAIL AREA	8	19.18	17.82	13.63	22.68				
OTHER AREA									
TOTAL RENT	181	11.99	11.42	8.31	15.29				
NET PARKING INC	31	.37	.07	.03	.40				
MISCELLANEOUS	114	.35	.09	.03	.22				
TOTAL INCOME	181	12.34	11.54	8.50	16.01				
EXPENSE									
CLEANING	179	.79	.77	.64	.89	.79	.77	.64	.89
REPAIR-MAINT	181	.82	.74	.56	.99	.82	.74	.56	.99
UTILITIES	180	1.71	1.65	1.31	1.92	1.71	1.65	1.31	1.94
RDS/GRNDS/SEC	184	.36	.32	.22	.46	.37	.32	.22	.46
ADMINISTRATIVE	184	.82	.76	.53	.98	.83	.76	.53	1.00
TOTAL OPER EXP	172	4.48	4.34	3.73	5.10	4.51	4.38	3.74	5.11
FIXED EXPENSES	183	1.54	1.37	1.15	1.77	1.55	1.37	1.15	1.82
TOTAL OPER + FIX	170	6.01	5.72	4.99	6.82	6.05	5.72	5.03	6.84
LEASING EXP	169	1.36	.64	.13	1.65				
TOTAL PAYROLL	158	.56	.44	.29	.69				
TOTAL CONTRACT	184	1.07	1.00	.79	1.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4460	172
AVG SQFT/RETAIL TENANT	3259	9
AVG SQFT/OFFICE WORKER	262	131
AVG % OFFICE OCCUPANCY	84.4	177
AVG % RETAIL OCCUPANCY	97.1	9
AVG $ RATE YR-END RENT	14.61	157
AVG NET PRKNG INC/STALL	119.80	19
RENTABLE/GROSS SQFT	.95	126

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.79**	**179**	**UTILITIES TOTAL**	**1.71**	**179**	SECURITY TOTAL	.14	156	**FIXED EXP TOTAL**	**1.54**	**182**	**TOTAL PAYROLL**	**.56**	**158**
PAYROLL	.42	16	ELECTRICAL	1.62	179	SEC PAYROLL	.15	11	REAL ESTATE TAX	1.38	182	CLEANING	.42	16
CONTRACT	.66	175	GAS	.08	8	SEC CONTRACTS	.13	140	BUILDING INS	.14	181	REPAIR/MAINT	.31	139
SUP/MAT/MISC	.06	135	FUEL OIL			SEC OTHER	.03	57	PERS PROP TAX	.03	31	RDS/GROUNDS	.08	13
TRASH REMOVAL	.06	169	PURCH STEAM			**ADMIN TOTAL**	**.82**	**184**	OTHER TAX	.07	34	SECURITY	.15	11
REPR/MAINT TOTAL	**.80**	**180**	PURCH CH WTR			PAYROLL	.38	94	**LEASING EXPENSES**	**1.36**	**169**	ADMINISTRATIVE	.38	94
PAYROLL	.31	139	COAL			MGMT FEES	.50	177	ADV/PROMOTION	.06	124	**TOTAL CONTRACTS**	**1.07**	**184**
ELEVATOR	.07	169	WATER/SEWER	.09	176	PROF FEES	.08	102	COMMISSIONS	.18	57	CLEANING	.66	175
HVAC	.17	178	**RDS/GNDS/SEC TOTAL**	**.36**	**183**	GEN OFC EXP	.09	130	PROF FEES	.40	128	REPAIR/MAINT	.27	75
ELECTRICAL	.05	159	RDS/GNDS TOTAL	.26	175	OTHER ADM EXP	.05	117	TENANT ALTS	1.29	115	RDS/GROUNDS	.22	167
STRUCT/ROOF	.07	94	RDS/GNDS PAYRL	.08	13				BUY-OUTS	.26	8	SECURITY	.13	140
PLUMBING	.02	148	RDS/GNDS CONTR	.22	167				OTHER LEASING	.16	49	ADMINISTRATIVE	.54	179
FIRE/LIFE SFTY	.04	113	RDS/GNDS OTHER	.08	106									
OTHER MAINT/SUP	.20	181												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	250 BLDS	45,035,292 SQ. FT.				44,529,132 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	236					13.72	12.73	9.63	17.20
RETAIL AREA	33	15.47	13.97	5.42	21.36				
OTHER AREA	13	5.92	6.71	4.00	10.31				
TOTAL RENT	236	13.70	12.73	9.55	17.20				
NET PARKING INC	112	.46	.12	.04	.60				
MISCELLANEOUS	165	.36	.12	.05	.27				
TOTAL INCOME	236	14.22	12.93	10.03	17.81				
EXPENSE									
CLEANING	246	.80	.77	.66	.92	.81	.77	.66	.92
REPAIR-MAINT	246	.90	.83	.67	1.07	.91	.84	.67	1.07
UTILITIES	247	1.72	1.58	1.37	1.87	1.72	1.58	1.37	1.88
RDS/GRNDS/SEC	247	.45	.40	.27	.54	.46	.40	.27	.55
ADMINISTRATIVE	248	.95	.91	.72	1.10	.96	.92	.73	1.11
TOTAL OPER EXP	242	4.81	4.57	4.09	5.25	4.86	4.59	4.09	5.27
FIXED EXPENSES	248	1.88	1.56	1.29	2.13	1.91	1.57	1.29	2.13
TOTAL OPER + FIX	241	6.67	6.41	5.51	7.52	6.75	6.47	5.51	7.62
LEASING EXP	205	1.71	.79	.26	1.99				
TOTAL PAYROLL	240	.67	.62	.47	.79				
TOTAL CONTRACT	250	1.18	1.08	.84	1.33				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6893	229
AVG SQFT/RETAIL TENANT	2743	40
AVG SQFT/OFFICE WORKER	278	192
AVG % OFFICE OCCUPANCY	86.5	241
AVG % RETAIL OCCUPANCY	86.0	40
AVG $ RATE YR-END RENT	16.05	208
AVG NET PRKNG INC/STALL	138.19	81
RENTABLE/GROSS SQFT	.87	186

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.80**	**246**	**UTILITIES TOTAL**	**1.72**	**247**	SECURITY TOTAL	.27	231	**FIXED EXP TOTAL**	**1.88**	**247**	**TOTAL PAYROLL**	**.67**	**240**
PAYROLL	.22	50	ELECTRICAL	1.57	246	SEC PAYROLL	.21	23	REAL ESTATE TAX	1.71	247	CLEANING	.22	50
CONTRACT	.66	244	GAS	.07	23	SEC CONTRACTS	.26	213	BUILDING INS	.15	240	REPAIR/MAINT	.34	209
SUP/MAT/MISC	.06	196	FUEL OIL	.01	15	SEC OTHER	.04	79	PERS PROP TAX	.02	82	RDS/GROUNDS	.10	18
TRASH REMOVAL	.06	232	PURCH STEAM			**ADMIN TOTAL**	**.95**	**248**	OTHER TAX	.08	59	SECURITY	.21	23
REPR/MAINT TOTAL	**.90**	**244**	PURCH CH WTR	1.55	3	PAYROLL	.34	207	**LEASING EXPENSES**	**1.71**	**205**	ADMINISTRATIVE	.34	207
PAYROLL	.34	209	COAL			MGMT FEES	.48	232	ADV/PROMOTION	.06	168	**TOTAL CONTRACTS**	**1.18**	**250**
ELEVATOR	.12	241	WATER/SEWER	.09	240	PROF FEES	.08	164	COMMISSIONS	.09	95	CLEANING	.66	244
HVAC	.16	239	**RDS/GNDS/SEC TOTAL**	**.45**	**247**	GEN OFC EXP	.12	199	PROF FEES	.50	158	REPAIR/MAINT	.32	94
ELECTRICAL	.05	228	RDS/GNDS TOTAL	.20	240	OTHER ADM EXP	.08	195	TENANT ALTS	1.44	154	RDS/GROUNDS	.17	228
STRUCT/ROOF	.06	145	RDS/GNDS PAYRL	.10	18				BUY-OUTS	.48	18	SECURITY	.26	213
PLUMBING	.02	214	RDS/GNDS CONTR	.17	228				OTHER LEASING	.11	81	ADMINISTRATIVE	.52	240
FIRE/LIFE SFTY	.04	178	RDS/GNDS OTHER	.06	148									
OTHER MAINT/SUP	.21	238												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

All Electric Buildings

SUBURBAN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	49 BLDS	18,847,953 SQ. FT.				18,529,367 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	47					14.93	14.71	11.66	17.04
RETAIL AREA	9	17.56	13.73	7.64	19.60				
OTHER AREA	4	4.50	7.66	3.84	10.95				
TOTAL RENT	47	14.81	14.50	11.66	16.95				
NET PARKING INC	24	.55	.20	.11	.63				
MISCELLANEOUS	35	.66	.25	.12	.64				
TOTAL INCOME	47	15.62	14.82	12.51	17.52				
EXPENSE									
CLEANING	49	.77	.74	.62	.87	.77	.74	.63	.90
REPAIR-MAINT	49	.85	.89	.65	1.00	.86	.89	.67	1.03
UTILITIES	49	1.53	1.49	1.35	1.80	1.54	1.50	1.35	1.80
RDS/GRNDS/SEC	49	.49	.45	.33	.55	.50	.45	.34	.57
ADMINISTRATIVE	49	1.00	.99	.81	1.19	1.01	1.00	.84	1.21
TOTAL OPER EXP	49	4.63	4.51	4.16	5.26	4.71	4.54	4.19	5.28
FIXED EXPENSES	49	1.96	1.80	1.56	2.18	1.99	1.80	1.57	2.22
TOTAL OPER + FIX	49	6.59	6.48	5.77	7.67	6.71	6.68	5.88	7.71
LEASING EXP	43	1.83	.91	.36	2.42				
TOTAL PAYROLL	46	.70	.62	.49	.83				
TOTAL CONTRACT	48	1.14	1.00	.87	1.36				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9279	43
AVG SQFT/RETAIL TENANT	2224	13
AVG SQFT/OFFICE WORKER	296	35
AVG % OFFICE OCCUPANCY	96.6	46
AVG % RETAIL OCCUPANCY	93.5	13
AVG $ RATE YR-END RENT	17.43	40
AVG NET PRKNG INC/STALL	162.96	20
RENTABLE/GROSS SQFT	.93	37

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	48
PAYROLL	.29	8
CONTRACT	.62	48
SUP/MAT/MISC	.07	35
TRASH REMOVAL	.04	44
REPR/MAINT TOTAL	.85	49
PAYROLL	.33	38
ELEVATOR	.18	49
HVAC	.15	46
ELECTRICAL	.05	47
STRUCT/ROOF	.03	32
PLUMBING	.01	43
FIRE/LIFE SFTY	.03	34
OTHER MAINT/SUP	.19	44

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.52	48
ELECTRICAL	1.43	48
GAS	.05	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	45
RDS/GNDS/SEC TOTAL	.48	48
RDS/GNDS TOTAL	.19	46
RDS/GNDS PAYRL	.07	6
RDS/GNDS CONTR	.13	41
RDS/GNDS OTHER	.09	32

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	47
SEC PAYROLL	.19	2
SEC CONTRACTS	.29	47
SEC OTHER	.03	16
ADMIN TOTAL	.99	49
PAYROLL	.35	46
MGMT FEES	.51	45
PROF FEES	.07	32
GEN OFC EXP	.13	41
OTHER ADM EXP	.09	26

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.96	49
REAL ESTATE TAX	1.75	49
BUILDING INS	.17	46
PERS PROP TAX	.01	16
OTHER TAX	.13	17
LEASING EXPENSES	1.83	43
ADV/PROMOTION	.06	36
COMMISSIONS	.11	17
PROF FEES	.64	32
TENANT ALTS	1.60	26
BUY-OUTS	.38	4
OTHER LEASING	.46	20

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.79	46
CLEANING	.29	8
REPAIR/MAINT	.33	38
RDS/GROUNDS	.07	6
SECURITY	.19	2
ADMINISTRATIVE	.35	46
TOTAL CONTRACTS	1.14	48
CLEANING	.62	48
REPAIR/MAINT	.28	21
RDS/GROUNDS	.13	41
SECURITY	.29	47
ADMINISTRATIVE	.52	48

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

*1992 BOMA Experience Exchange Report

SUBURBAN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	6,360,715 SQ. FT.				6,279,796 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					15.00	11.37	9.74	16.06
RETAIL AREA	6	16.35	17.52	6.97	26.49				
OTHER AREA									
TOTAL RENT	8	15.11	11.35	9.74	16.46				
NET PARKING INC	5	1.14	.66	.20	2.33				
MISCELLANEOUS	8	.52	.42	.19	.83				
TOTAL INCOME	8	16.35	12.32	10.28	17.81				
EXPENSE									
CLEANING	9	.93	.88	.74	1.04	.94	.88	.74	1.07
REPAIR-MAINT	9	1.40	.89	.86	1.85	1.42	.92	.87	1.90
UTILITIES	9	1.88	1.68	1.36	2.36	1.89	1.68	1.37	2.37
RDS/GRNDS/SEC	9	.55	.42	.33	.78	.56	.42	.34	.79
ADMINISTRATIVE	9	.83	.77	.53	1.02	.94	.80	.54	1.03
TOTAL OPER EXP	9	5.59	4.82	4.46	6.19	5.67	4.85	4.57	6.33
FIXED EXPENSES	8	2.43	2.04	1.68	2.31	2.46	2.09	1.69	2.37
TOTAL OPER + FIX	8	7.53	6.88	6.69	7.40	7.64	6.98	6.80	7.56
LEASING EXP	8	2.77	3.09	.74	4.62				
TOTAL PAYROLL	9	.89	.64	.51	1.38				
TOTAL CONTRACT	9	1.17	.94	.82	1.46				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11252	7
AVG SQFT/RETAIL TENANT	3089	6
AVG SQFT/OFFICE WORKER	352	7
AVG % OFFICE OCCUPANCY	86.2	8
AVG % RETAIL OCCUPANCY	78.6	6
AVG $ RATE YR-END RENT	19.93	7
AVG NET PRKNG INC/STALL	528.73	5
RENTABLE/GROSS SQFT	.89	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.93	9
PAYROLL	.26	4
CONTRACT	.66	9
SUP/MAT/MISC	.06	8
TRASH REMOVAL	.06	9
REPR/MAINT TOTAL	1.40	9
PAYROLL	.47	9
ELEVATOR	.22	9
HVAC	.20	8
ELECTRICAL	.09	8
STRUCT/ROOF	.04	7
PLUMBING	.03	8
FIRE/LIFE SFTY	.07	7
OTHER MAINT/SUP	.34	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.88	9
ELECTRICAL	1.60	9
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	9
RDS/GNDS/SEC TOTAL	.55	9
RDS/GNDS TOTAL	.18	8
RDS/GNDS PAYRL	.07	2
RDS/GNDS CONTR	.13	7
RDS/GNDS OTHER	.07	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.39	9
SEC PAYROLL	.17	4
SEC CONTRACTS	.30	9
SEC OTHER	.03	4
ADMIN TOTAL	.83	9
PAYROLL	.23	8
MGMT FEES	.49	8
PROF FEES	.07	7
GEN OFC EXP	.09	8
OTHER ADM EXP	.10	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.43	8
REAL ESTATE TAX	2.19	8
BUILDING INS	.23	8
PERS PROP TAX		
OTHER TAX	.04	2
LEASING EXPENSES	2.77	8
ADV/PROMOTION	.06	8
COMMISSIONS	.17	4
PROF FEES	.64	7
TENANT ALTS	1.90	7
BUY-OUTS	.03	2
OTHER LEASING	.51	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.89	9
CLEANING	.26	4
REPAIR/MAINT	.47	9
RDS/GROUNDS	.07	2
SECURITY	.17	4
ADMINISTRATIVE	.23	8
TOTAL CONTRACTS	1.17	9
CLEANING	.68	9
REPAIR/MAINT	.44	2
RDS/GROUNDS	.13	7
SECURITY	.30	9
ADMINISTRATIVE	.55	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

*1992 BOMA Experience Exchange Report

Financial Buildings

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	57 BLDS	18,777,019 SQ. FT.				18,238,402 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	39					21.12	12.80	10.74	19.51
RETAIL AREA	24	17.51	13.67	9.75	20.79				
OTHER AREA	3	3.56	5.45						
TOTAL RENT	39	20.90	13.70	11.38	20.97				
NET PARKING INC	18	1.06	.88	.73	1.20				
MISCELLANEOUS	16	.20	.12	.02	.54				
TOTAL INCOME	39	21.42	14.88	11.54	21.79				
EXPENSE									
CLEANING	57	1.79	1.15	.78	1.85	1.81	1.22	.78	1.85
REPAIR-MAINT	55	2.10	1.54	.77	2.31	2.13	1.56	.77	2.43
UTILITIES	57	3.04	2.21	1.78	3.19	3.06	2.21	1.81	3.22
RDS/GRNDS/SEC	49	.71	.52	.32	.81	.73	.54	.32	.82
ADMINISTRATIVE	54	.63	.45	.25	.76	.65	.45	.27	.77
TOTAL OPER EXP	55	8.05	6.06	4.54	7.86	8.31	6.48	4.77	8.20
FIXED EXPENSES	54	4.76	2.63	1.63	4.87	4.91	2.77	1.70	4.93
TOTAL OPER + FIX	52	12.75	9.33	6.53	12.95	13.16	9.76	6.71	13.14
LEASING EXP	27	1.01	.05	.02	.58				
TOTAL PAYROLL	52	2.82	1.61	.75	2.57				
TOTAL CONTRACT	52	1.44	1.15	.80	1.51				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	35798	44
AVG SQFT/RETAIL TENANT	1633	26
AVG SQFT/OFFICE WORKER	254	38
AVG % OFFICE OCCUPANCY	94.5	52
AVG % RETAIL OCCUPANCY	79.6	27
AVG $ RATE YR-END RENT	23.49	29
AVG NET PRKNG INC/STALL	642.57	17
RENTABLE/GROSS SQFT	.85	37

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.80**	**56**
PAYROLL	1.26	27
CONTRACT	.88	50
SUP/MAT/MISC	.11	45
TRASH REMOVAL	.17	44
REPR/MAINT TOTAL	**2.15**	**53**
PAYROLL	1.15	46
ELEVATOR	.31	53
HVAC	.21	50
ELECTRICAL	.14	45
STRUCT/ROOF	.10	20
PLUMBING	.04	34
FIRE/LIFE SFTY	.03	33
OTHER MAINT/SUP	.38	51

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**3.05**	**56**
ELECTRICAL	2.60	55
GAS	.10	44
FUEL OIL	.03	9
PURCH STEAM	.58	15
PURCH CH WTR		
COAL		
WATER/SEWER	.09	55
RDS/GNDS/SEC TOTAL	**.71**	**49**
RDS/GNDS TOTAL	.17	27
RDS/GNDS PAYRL	.07	7
RDS/GNDS CONTR	.13	24
RDS/GNDS OTHER	.07	16

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.69	46
SEC PAYROLL	.80	22
SEC CONTRACTS	.25	35
SEC OTHER	.03	12
ADMIN TOTAL	**.63**	**54**
PAYROLL	.32	47
MGMT FEES	.43	20
PROF FEES	.06	21
GEN OFC EXP	.08	33
OTHER ADM EXP	.18	34

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.76**	**54**
REAL ESTATE TAX	4.33	54
BUILDING INS	.40	51
PERS PROP TAX	.34	12
OTHER TAX	.21	8
LEASING EXPENSES	**1.01**	**27**
ADV/PROMOTION	.04	11
COMMISSIONS	.01	3
PROF FEES	.42	14
TENANT ALTS	.84	20
BUY-OUTS		
OTHER LEASING	.17	7

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.82**	**52**
CLEANING	1.26	27
REPAIR/MAINT	1.15	46
RDS/GROUNDS	.07	7
SECURITY	.80	22
ADMINISTRATIVE	.32	47
TOTAL CONTRACTS	**1.44**	**52**
CLEANING	.88	50
REPAIR/MAINT	.68	29
RDS/GROUNDS	.13	24
SECURITY	.25	35
ADMINISTRATIVE	.26	31

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	220,015 SQ. FT.				220,015 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					11.31	11.75		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	11.31	11.75						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	11.31	11.75						
EXPENSE									
CLEANING	3	.73	.75			.73	.75		
REPAIR-MAINT	3	.67	.63			.67	.63		
UTILITIES	3	2.40	2.65			2.40	2.65		
RDS/GRNDS/SEC	3	.30	.26			.30	.26		
ADMINISTRATIVE	3	.87	.80			.87	.80		
TOTAL OPER EXP	3	4.98	5.22			4.98	5.22		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP	2	.03	.03						
TOTAL PAYROLL	3	.79	.82						
TOTAL CONTRACT	3	.93	1.00						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8559	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	89.5	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.39	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.73**	**3**
PAYROLL		
CONTRACT	.68	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	**.87**	**3**
PAYROLL		
ELEVATOR	.12	3
HVAC	.26	3
ELECTRICAL	.10	2
STRUCT/ROOF	.05	2
PLUMBING	.02	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.18	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.40**	**3**
ELECTRICAL	2.14	3
GAS	.21	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	3
RDS/GNDS/SEC TOTAL	**.30**	**3**
RDS/GNDS TOTAL	.19	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.17	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.17	3
SEC PAYROLL		
SEC CONTRACTS	.14	2
SEC OTHER		
ADMIN TOTAL	**.87**	**3**
PAYROLL	.72	3
MGMT FEES	.16	2
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.05	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	.38	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.03**	**2**
ADV/PROMOTION	.03	2
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.79**	**3**
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.72	3
TOTAL CONTRACTS	**.93**	**3**
CLEANING	.68	3
REPAIR/MAINT		
RDS/GROUNDS	.17	2
SECURITY	.14	2
ADMINISTRATIVE	.16	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Financial Buildings

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	22 BLDS	4,135,230 SQ. FT.				3,930,845 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17					11.61	11.31	9.07	13.25
RETAIL AREA	9	10.81	10.85	6.75	15.34				
OTHER AREA	2	5.55	5.59						
TOTAL RENT	17	12.11	12.50	9.73	13.88				
NET PARKING INC	5	1.76	1.18	.86	3.12				
MISCELLANEOUS	4	.35	.28	.14	.54				
TOTAL INCOME	17	12.83	12.50	9.83	14.90				
EXPENSE									
CLEANING	22	1.14	.92	.72	1.36	1.15	.92	.73	1.36
REPAIR-MAINT	21	1.39	1.19	.67	1.75	1.41	1.24	.67	1.80
UTILITIES	22	2.25	1.87	1.71	2.48	2.25	1.89	1.71	2.48
RDS/GRNDS/SEC	20	.62	.47	.37	.78	.65	.49	.39	.82
ADMINISTRATIVE	19	.48	.31	.23	.50	.50	.32	.25	.56
TOTAL OPER EXP	21	5.75	4.85	4.36	6.73	6.05	4.93	4.45	7.30
FIXED EXPENSES	21	2.21	1.92	1.46	2.85	2.33	1.92	1.53	3.05
TOTAL OPER+FIX	20	8.03	7.00	5.98	9.39	8.47	7.18	6.32	10.24
LEASING EXP	11	.12	.04	.03	.09				
TOTAL PAYROLL	18	1.26	1.19	.50	1.61				
TOTAL CONTRACT	20	1.41	1.14	.92	1.50				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19047	18
AVG SQFT/RETAIL TENANT	903	11
AVG SQFT/OFFICE WORKER	267	18
AVG % OFFICE OCCUPANCY	97.3	21
AVG % RETAIL OCCUPANCY	96.4	12
AVG $ RATE YR-END RENT	18.80	13
AVG NET PRKNG INC/STALL	705.99	4
RENTABLE/GROSS SQFT	.84	17

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.16**	**21**
PAYROLL	.51	4
CONTRACT	.96	20
SUP/MAT/MISC	.12	15
TRASH REMOVAL	.08	15
REPR/MAINT TOTAL	**1.42**	**20**
PAYROLL	.67	16
ELEVATOR	.27	20
HVAC	.21	20
ELECTRICAL	.11	18
STRUCT/ROOF	.26	7
PLUMBING	.03	14
FIRE/LIFE SFTY	.03	12
OTHER MAINT/SUP	.19	19

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.26**	**21**
ELECTRICAL	1.88	20
GAS	.18	16
FUEL OIL	.01	3
PURCH STEAM	.40	4
PURCH CH WTR		
COAL		
WATER/SEWER	.12	20
RDS/GNDS/SEC TOTAL	**.62**	**20**
RDS/GNDS TOTAL	.26	10
RDS/GNDS PAYRL	.11	3
RDS/GNDS CONTR	.22	10
RDS/GNDS OTHER	.01	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.50	19
SEC PAYROLL	.53	7
SEC CONTRACTS	.33	16
SEC OTHER	.08	4
ADMIN TOTAL	**.48**	**19**
PAYROLL	.34	15
MGMT FEES	.64	4
PROF FEES	.03	7
GEN OFC EXP	.03	11
OTHER ADM EXP	.06	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.21**	**21**
REAL ESTATE TAX	1.81	21
BUILDING INS	.27	20
PERS PROP TAX	.46	7
OTHER TAX	.05	3
LEASING EXPENSES	**.12**	**11**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.01	2
TENANT ALTS	.14	9
BUY-OUTS		
OTHER LEASING	.02	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.26**	**18**
CLEANING	.51	4
REPAIR/MAINT	.67	16
RDS/GROUNDS	.11	3
SECURITY	.53	7
ADMINISTRATIVE	.34	15
TOTAL CONTRACTS	**1.41**	**20**
CLEANING	.96	20
REPAIR/MAINT	.27	6
RDS/GROUNDS	.22	10
SECURITY	.33	16
ADMINISTRATIVE	.28	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	4,070,449 SQ. FT.				4,018,610 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					19.18	18.87	14.45	23.22
RETAIL AREA	2	24.58	32.49						
OTHER AREA									
TOTAL RENT	4	18.79	18.15	13.99	23.03				
NET PARKING INC	2	.83	.83						
MISCELLANEOUS									
TOTAL INCOME	4	19.08	18.63	14.47	23.03				
EXPENSE									
CLEANING	9	2.06	2.08	1.34	2.55	2.07	2.08	1.36	2.55
REPAIR-MAINT	9	2.12	2.02	1.23	3.07	2.13	2.02	1.24	3.07
UTILITIES	9	3.09	2.60	2.16	3.94	3.09	2.60	2.16	3.94
RDS/GRNDS/SEC	7	.76	.67	.23	1.13	.77	.72	.23	1.13
ADMINISTRATIVE	9	.42	.35	.20	.62	.43	.35	.21	.62
TOTAL OPER EXP	9	8.31	6.82	5.62	10.67	8.42	6.82	5.89	10.70
FIXED EXPENSES	9	4.35	3.70	2.13	6.19	4.40	3.70	2.21	6.19
TOTAL OPER+FIX	9	12.66	13.00	8.74	16.23	12.82	13.00	9.11	16.25
LEASING EXP	3	.77	.25						
TOTAL PAYROLL	9	2.80	2.67	1.14	3.94				
TOTAL CONTRACT	9	1.60	1.22	.39	2.22				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	182417	5
AVG SQFT/RETAIL TENANT	1637	3
AVG SQFT/OFFICE WORKER	209	4
AVG % OFFICE OCCUPANCY	91.5	8
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	34.44	2
AVG NET PRKNG INC/STALL	742.43	2
RENTABLE/GROSS SQFT	.87	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**2.06**	**9**
PAYROLL	1.41	6
CONTRACT	.99	8
SUP/MAT/MISC	.13	8
TRASH REMOVAL	.16	9
REPR/MAINT TOTAL	**2.25**	**9**
PAYROLL	1.08	9
ELEVATOR	.24	9
HVAC	.35	9
ELECTRICAL	.25	8
STRUCT/ROOF		
PLUMBING	.05	5
FIRE/LIFE SFTY	.04	6
OTHER MAINT/SUP	.37	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**3.09**	**9**
ELECTRICAL	2.67	9
GAS	.10	7
FUEL OIL	.11	2
PURCH STEAM	.66	3
PURCH CH WTR		
COAL		
WATER/SEWER	.08	9
RDS/GNDS/SEC TOTAL	**.76**	**7**
RDS/GNDS TOTAL	.07	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	5
RDS/GNDS OTHER	.08	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.01	5
SEC PAYROLL	1.25	3
SEC CONTRACTS	.49	2
SEC OTHER		
ADMIN TOTAL	**.42**	**9**
PAYROLL	.31	8
MGMT FEES	.41	2
PROF FEES	.04	4
GEN OFC EXP	.01	7
OTHER ADM EXP	.04	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.35**	**9**
REAL ESTATE TAX	3.55	9
BUILDING INS	.74	8
PERS PROP TAX		
OTHER TAX	.70	2
LEASING EXPENSES	**.77**	**3**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.94	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.80**	**9**
CLEANING	1.41	6
REPAIR/MAINT	1.08	9
RDS/GROUNDS		
SECURITY	1.25	3
ADMINISTRATIVE	.31	8
TOTAL CONTRACTS	**1.60**	**9**
CLEANING	.99	8
REPAIR/MAINT	.92	6
RDS/GROUNDS	.03	5
SECURITY	.49	2
ADMINISTRATIVE	.21	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Financial Buildings

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	5,187,961 SQ. FT.				5,009,411 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					32.22	30.55	26.80	37.58
RETAIL AREA	4	17.03	14.16	7.82	28.72				
OTHER AREA									
TOTAL RENT	4	31.28	29.75	25.85	36.86				
NET PARKING INC									
MISCELLANEOUS	2	.01	.01						
TOTAL INCOME	4	31.47	29.76	25.86	37.23				
EXPENSE									
CLEANING	5	2.42	2.50	1.56	3.16	2.46	2.50	1.61	3.19
REPAIR-MAINT	4	2.62	2.68	2.08	3.07	2.68	2.74	2.15	3.12
UTILITIES	5	3.88	3.76	2.40	5.27	3.93	3.76	2.49	5.27
RDS/GRNDS/SEC	2	.75	.76			.77	.77		
ADMINISTRATIVE	5	.63	.71	.40	.87	.66	.74	.42	.89
TOTAL OPER EXP	4	9.96	9.71	7.07	12.62	10.40	10.35	7.32	13.20
FIXED EXPENSES	5	7.80	7.47	5.61	9.88	8.08	7.47	5.81	10.33
TOTAL OPER + FIX	4	17.84	17.34	12.68	22.50	18.63	18.49	13.13	23.53
LEASING EXP	2	.98	1.07						
TOTAL PAYROLL	5	3.53	2.70	1.87	6.01				
TOTAL CONTRACT	5	1.61	.71	.39	2.93				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	67110	4
AVG SQFT/RETAIL TENANT	2185	3
AVG SQFT/OFFICE WORKER	249	2
AVG % OFFICE OCCUPANCY	95.3	5
AVG % RETAIL OCCUPANCY	45.1	3
AVG $ RATE YR-END RENT	29.78	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**2.43**	**5**
PAYROLL	1.39	4
CONTRACT	1.31	4
SUP/MAT/MISC	.17	3
TRASH REMOVAL	.25	5
REPR/MAINT TOTAL	**2.62**	**4**
PAYROLL	1.48	4
ELEVATOR	.35	4
HVAC	.20	4
ELECTRICAL	.10	3
STRUCT/ROOF		
PLUMBING	.02	2
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.51	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**3.88**	**5**
ELECTRICAL	3.40	5
GAS	.12	2
FUEL OIL		
PURCH STEAM	.55	3
PURCH CH WTR		
COAL		
WATER/SEWER	.09	5
RDS/GNDS/SEC TOTAL	**.75**	**2**
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.75	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.63**	**5**
PAYROLL	.29	4
MGMT FEES	.37	3
PROF FEES	.14	3
GEN OFC EXP	.04	3
OTHER ADM EXP	.11	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**7.80**	**5**
REAL ESTATE TAX	7.47	5
BUILDING INS	.34	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.98**	**2**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.28	2
TENANT ALTS	.67	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**3.53**	**5**
CLEANING	1.39	4
REPAIR/MAINT	1.48	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.29	4
TOTAL CONTRACTS	**1.61**	**5**
CLEANING	1.31	4
REPAIR/MAINT	.57	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.38	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	58 BLDS	8,059,242 SQ. FT.				7,934,768 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	31					17.82	14.45	11.45	20.29
RETAIL AREA									
OTHER AREA									
TOTAL RENT	31	17.32	14.35	11.45	19.50				
NET PARKING INC	2	.52	.42						
MISCELLANEOUS	16	.11	.03	.02	.15				
TOTAL INCOME	31	17.37	14.37	11.45	19.50				
EXPENSE									
CLEANING	54	1.14	1.00	.80	1.46	1.14	1.00	.80	1.46
REPAIR-MAINT	54	1.26	1.09	.86	1.40	1.27	1.10	.86	1.40
UTILITIES	57	2.24	2.13	1.67	2.74	2.24	2.13	1.67	2.74
RDS/GRNDS/SEC	44	.78	.57	.40	1.19	.78	.57	.40	1.28
ADMINISTRATIVE	46	.83	.90	.50	1.06	.85	.93	.51	1.09
TOTAL OPER EXP	52	6.01	6.02	4.78	7.30	6.11	6.02	4.89	7.56
FIXED EXPENSES	58	2.30	1.92	1.34	2.64	2.43	2.03	1.34	2.64
TOTAL OPER + FIX	52	8.27	8.43	6.32	9.33	8.42	8.53	6.57	9.72
LEASING EXP	16	.53	.39	.11	.61				
TOTAL PAYROLL	40	.79	.75	.54	1.19				
TOTAL CONTRACT	49	1.85	1.50	1.15	2.43				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	24629	39
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	219	39
AVG % OFFICE OCCUPANCY	96.2	47
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.93	16
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	38

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.10**	**40**
PAYROLL	.20	5
CONTRACT	.93	40
SUP/MAT/MISC	.23	23
TRASH REMOVAL	.10	27
REPR/MAINT TOTAL	**1.19**	**41**
PAYROLL	.44	18
ELEVATOR	.09	34
HVAC	.28	40
ELECTRICAL	.13	34
STRUCT/ROOF	.08	23
PLUMBING	.04	25
FIRE/LIFE SFTY	.05	26
OTHER MAINT/SUP	.41	41

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.29**	**45**
ELECTRICAL	2.01	44
GAS	.07	18
FUEL OIL	.10	5
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	44
RDS/GNDS/SEC TOTAL	**.78**	**44**
RDS/GNDS TOTAL	.27	41
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.26	40
RDS/GNDS OTHER	.03	12

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.56	35
SEC PAYROLL	.26	5
SEC CONTRACTS	.49	34
SEC OTHER	.28	6
ADMIN TOTAL	**.83**	**46**
PAYROLL	.52	37
MGMT FEES	.42	25
PROF FEES	.04	16
GEN OFC EXP	.05	21
OTHER ADM EXP	.13	32

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.39**	**58**
REAL ESTATE TAX	2.10	58
BUILDING INS	.27	56
PERS PROP TAX	.27	5
OTHER TAX		
LEASING EXPENSES	**.53**	**16**
ADV/PROMOTION	.24	12
COMMISSIONS	.04	4
PROF FEES	.12	3
TENANT ALTS	.73	8
BUY-OUTS		
OTHER LEASING	.02	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.79**	**40**
CLEANING	.20	5
REPAIR/MAINT	.44	18
RDS/GROUNDS		
SECURITY	.26	5
ADMINISTRATIVE	.52	37
TOTAL CONTRACTS	**1.85**	**49**
CLEANING	.93	40
REPAIR/MAINT	.17	5
RDS/GROUNDS	.26	40
SECURITY	.40	34
ADMINISTRATIVE	.30	33

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Financial Buildings

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	102,915 SQ. FT.				102,915 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					15.06	12.47	10.69	19.03
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	15.06	12.47	10.69	19.03				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	15.09	12.47	10.69	19.04				
EXPENSE									
CLEANING	5	.77	.72	.64	1.03	.77	.72	.64	1.03
REPAIR-MAINT	4	1.04	1.05	.89	1.29	1.04	1.05	.89	1.29
UTILITIES	6	2.21	2.03	1.60	2.34	2.21	2.03	1.60	2.34
RDS/GRNDS/SEC	5	.51	.40	.33	.73	.51	.40	.33	.73
ADMINISTRATIVE	5	.72	.63	.51	.98	.72	.63	.51	.98
TOTAL OPER EXP	4	5.02	5.04	4.34	5.69	5.02	5.04	4.34	5.69
FIXED EXPENSES	6	2.13	1.92	1.85	2.62	2.13	1.92	1.85	2.62
TOTAL OPER + FIX	4	6.80	6.57	6.16	7.66	6.80	6.57	6.16	7.66
LEASING EXP	3	.37	.35						
TOTAL PAYROLL	2	2.32	1.68						
TOTAL CONTRACT	6	2.70	1.33	.40	2.33				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3661	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	418	6
AVG % OFFICE OCCUPANCY	96.8	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.25	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.90	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.86	3	**UTILITIES TOTAL**	2.21	6	SECURITY TOTAL			**FIXED EXP TOTAL**	2.13	6	**TOTAL PAYROLL**	2.32	2
PAYROLL			ELECTRICAL	1.97	6	SEC PAYROLL			REAL ESTATE TAX	1.95	6	CLEANING		
CONTRACT	.74	3	GAS	.30	3	SEC CONTRACTS			BUILDING INS	.18	6	REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.11	3	PURCH STEAM			**ADMIN TOTAL**	.72	5	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.04	4	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**	.37	3	ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES	.66	5	ADV/PROMOTION	.05	2	**TOTAL CONTRACTS**	2.70	6
ELEVATOR	.13	3	WATER/SEWER	.10	6	PROF FEES			COMMISSIONS			CLEANING	.74	3
HVAC	.35	4	**RDS/GNDS/SEC TOTAL**	.51	5	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.49	2
ELECTRICAL	.10	3	RDS/GNDS TOTAL	.51	5	OTHER ADM EXP	.07	2	TENANT ALTS	.33		RDS/GROUNDS	.47	5
STRUCT/ROOF	.01	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING	.02	2	RDS/GNDS CONTR	.47	5				OTHER LEASING			ADMINISTRATIVE	.68	5
FIRE/LIFE SFTY	.03	3	RDS/GNDS OTHER	.08	2									
OTHER MAINT/SUP	.37	4												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	266,125 SQ. FT.				266,125 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	2	1.81	1.80			1.81	1.80		
REPAIR-MAINT	2	1.02	1.02			1.02	1.02		
UTILITIES	3	2.66	2.82			2.66	2.82		
RDS/GRNDS/SEC	2	.78	.77			.78	.77		
ADMINISTRATIVE	2	1.87	1.89			1.87	1.89		
TOTAL OPER EXP	2	8.84	8.99			8.84	8.99		
FIXED EXPENSES	3	2.36	2.42			2.36	2.42		
TOTAL OPER + FIX	2	11.30	11.44			11.30	11.44		
LEASING EXP									
TOTAL PAYROLL	2	1.50	1.51						
TOTAL CONTRACT	3	4.45	4.41						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.81	2	**UTILITIES TOTAL**	2.32	2	SECURITY TOTAL	.66	2	**FIXED EXP TOTAL**	2.36	3	**TOTAL PAYROLL**	1.50	2
PAYROLL			ELECTRICAL	2.16	2	SEC PAYROLL			REAL ESTATE TAX	2.26	3	CLEANING		
CONTRACT	1.81	2	GAS			SEC CONTRACTS	.66	2	BUILDING INS	.10	3	REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	1.86	2	OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL	1.50	2	**LEASING EXPENSES**			ADMINISTRATIVE	1.50	2
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	4.45	3
ELEVATOR			WATER/SEWER	.13	2	PROF FEES			COMMISSIONS			CLEANING	1.81	2
HVAC			**RDS/GNDS/SEC TOTAL**	.78	2	GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			RDS/GNDS TOTAL			OTHER ADM EXP	.35	2	TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.66	2
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.02	2
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP														

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Financial Buildings

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	21 BLDS	4,178,073 SQ. FT.				4,178,073 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					15.90	13.03	11.42	19.88
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	15.93	13.03	11.42	20.02				
NET PARKING INC	2	.52	.42						
MISCELLANEOUS	3	.11	.15						
TOTAL INCOME	8	15.97	13.03	11.51	20.09				
EXPENSE									
CLEANING	20	1.10	1.05	.84	1.46	1.10	1.05	.84	1.46
REPAIR-MAINT	20	1.24	1.18	.87	1.54	1.24	1.18	.87	1.54
UTILITIES	20	2.42	2.29	1.79	2.94	2.42	2.29	1.79	2.94
RDS/GRNDS/SEC	18	.92	1.03	.57	1.36	.92	1.03	.57	1.36
ADMINISTRATIVE	20	.79	.87	.43	1.36	.79	.87	.43	1.36
TOTAL OPER EXP	19	6.34	6.26	5.35	7.85	6.34	6.26	5.35	7.85
FIXED EXPENSES	21	2.13	1.82	1.28	2.76	2.13	1.82	1.28	2.76
TOTAL OPER+FIX	19	8.45	8.53	7.22	10.36	8.45	8.53	7.22	10.36
LEASING EXP	2	1.18	1.18						
TOTAL PAYROLL	20	.84	.77	.61	1.19				
TOTAL CONTRACT	21	2.02	1.55	1.25	2.83				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	30417	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	233	11
AVG % OFFICE OCCUPANCY	97.6	13
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.10	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	17

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.10	20
PAYROLL	.22	3
CONTRACT	.93	20
SUP/MAT/MISC	.14	11
TRASH REMOVAL	.07	12
REPR/MAINT TOTAL	1.25	17
PAYROLL	.48	8
ELEVATOR	.07	15
HVAC	.34	16
ELECTRICAL	.15	16
STRUCT/ROOF	.13	8
PLUMBING	.04	10
FIRE/LIFE SFTY	.05	10
OTHER MAINT/SUP	.34	17

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.39	18
ELECTRICAL	2.00	17
GAS	.06	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	17
RDS/GNDS/SEC TOTAL	.92	18
RDS/GNDS TOTAL	.27	18
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.26	17
RDS/GNDS OTHER	.05	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.65	18
SEC PAYROLL	.32	3
SEC CONTRACTS	.54	17
SEC OTHER	.88	2
ADMIN TOTAL	.78	20
PAYROLL	.55	19
MGMT FEES	.38	4
PROF FEES	.04	8
GEN OFC EXP	.07	10
OTHER ADM EXP	.14	17

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.13	21
REAL ESTATE TAX	1.86	21
BUILDING INS	.25	19
PERS PROP TAX	.23	3
OTHER TAX		
LEASING EXPENSES	1.18	2
ADV/PROMOTION		
COMMISSIONS	.05	2
PROF FEES	.12	2
TENANT ALTS	1.00	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.84	20
CLEANING	.22	3
REPAIR/MAINT	.48	8
RDS/GROUNDS		
SECURITY	.32	3
ADMINISTRATIVE	.55	19
TOTAL CONTRACTS	2.02	21
CLEANING	.93	20
REPAIR/MAINT	.15	3
RDS/GROUNDS	.26	17
SECURITY	.54	17
ADMINISTRATIVE	.23	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,291,430 SQ. FT.				1,216,356 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					24.09	24.56		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	22.16	24.56						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	22.16	24.56						
EXPENSE									
CLEANING	3	1.31	1.00			1.31	1.00		
REPAIR-MAINT	4	1.22	1.02	.84	1.58	1.22	1.02	.84	1.58
UTILITIES	4	2.83	2.65	2.06	3.68	2.83	2.65	2.06	3.68
RDS/GRNDS/SEC	4	.76	.58	.26	1.21	.81	.79	.26	1.38
ADMINISTRATIVE	4	.78	.82	.53	1.05	.83	.82	.50	1.05
TOTAL OPER EXP	3	7.01	6.52			7.60	8.47		
FIXED EXPENSES	4	3.90	4.21	2.50	5.39	4.14	4.21	2.78	5.39
TOTAL OPER+FIX	3	10.40	9.34			11.26	10.93		
LEASING EXP									
TOTAL PAYROLL	4	.62	.62	.38	.89				
TOTAL CONTRACT	4	1.64	1.98	1.10	2.15				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	284257	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	237	3
AVG % OFFICE OCCUPANCY	98.9	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.91	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.31	3
PAYROLL		
CONTRACT	1.16	3
SUP/MAT/MISC	1.01	2
TRASH REMOVAL	.29	2
REPR/MAINT TOTAL	1.22	4
PAYROLL		
ELEVATOR	.10	4
HVAC	.23	4
ELECTRICAL	.17	2
STRUCT/ROOF	.05	2
PLUMBING		
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.74	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.33	4
ELECTRICAL	2.68	4
GAS		
FUEL OIL	.11	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	4
RDS/GNDS/SEC TOTAL	.78	4
RDS/GNDS TOTAL	.33	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.33	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.82	2
SEC PAYROLL		
SEC CONTRACTS	.82	2
SEC OTHER		
ADMIN TOTAL	.78	4
PAYROLL	.62	4
MGMT FEES	.16	2
PROF FEES	.02	2
GEN OFC EXP	.04	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.90	4
REAL ESTATE TAX	3.31	4
BUILDING INS	.58	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.62	4
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.62	4
TOTAL CONTRACTS	1.64	4
CLEANING	1.16	3
REPAIR/MAINT		
RDS/GROUNDS	.33	4
SECURITY	.82	2
ADMINISTRATIVE	.09	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Medical Buildings

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	37 BLDS	3,070,200 SQ. FT.				2,911,610 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	37					19.77	14.40	11.44	22.69
RETAIL AREA	11	25.00	21.41	17.23	35.09	–			
OTHER AREA	13	4.96	5.13	2.22	16.93				
TOTAL RENT	37	20.27	14.40	11.16	22.60				
NET PARKING INC	12	2.60	1.89	.65	3.43				
MISCELLANEOUS	15	.18	.05	.03	.21				
TOTAL INCOME	37	23.05	15.45	11.93	22.97				
EXPENSE									
CLEANING	36	1.59	1.31	.93	1.70	1.66	1.32	.93	1.77
REPAIR-MAINT	37	1.45	1.03	.73	1.62	1.53	1.07	.73	1.62
UTILITIES	36	2.25	2.15	1.52	2.51	2.30	2.15	1.52	2.54
RDS/GRNDS/SEC	33	.66	.47	.23	.84	.70	.48	.23	.88
ADMINISTRATIVE	37	1.39	.86	.63	1.33	1.47	.86	.67	1.41
TOTAL OPER EXP	35	7.30	5.91	4.52	8.03	7.71	5.97	4.52	8.09
FIXED EXPENSES	35	2.22	1.96	1.41	2.81	2.34	2.02	1.41	2.81
TOTAL OPER+FIX	33	9.52	8.72	6.49	11.11	10.06	8.81	6.49	11.44
LEASING EXP	15	2.25	1.30	.34	2.87				
TOTAL PAYROLL	31	2.13	1.67	.51	2.67				
TOTAL CONTRACT	31	1.42	1.36	.97	2.10				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2011	35
AVG SQFT/RETAIL TENANT	2767	10
AVG SQFT/OFFICE WORKER	273	29
AVG % OFFICE OCCUPANCY	92.4	37
AVG % RETAIL OCCUPANCY	93.6	11
AVG $ RATE YR-END RENT	24.04	35
AVG NET PRKNG INC/STALL	678.22	10
RENTABLE/GROSS SQFT	.87	35

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.65**	**34**
PAYROLL	1.05	21
CONTRACT	.82	21
SUP/MAT/MISC	.13	29
TRASH REMOVAL	.13	21
REPR/MAINT TOTAL	**1.40**	**33**
PAYROLL	.77	29
ELEVATOR	.22	23
HVAC	.18	22
ELECTRICAL	.06	18
STRUCT/ROOF	.10	14
PLUMBING	.07	20
FIRE/LIFE SFTY	.05	14
OTHER MAINT/SUP	.14	22

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.32**	**24**
ELECTRICAL	1.78	24
GAS	.14	16
FUEL OIL	.05	3
PURCH STEAM	.36	2
PURCH CH WTR		
COAL		
WATER/SEWER	.34	23
RDS/GNDS/SEC TOTAL	**.66**	**31**
RDS/GNDS TOTAL	.14	25
RDS/GNDS PAYRL	.24	2
RDS/GNDS CONTR	.12	21
RDS/GNDS OTHER	.05	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.64	17
SEC PAYROLL	.88	4
SEC CONTRACTS	.54	13
SEC OTHER	.02	4
ADMIN TOTAL	**1.48**	**33**
PAYROLL	.63	14
MGMT FEES	.76	24
PROF FEES	.17	25
GEN OFC EXP	.15	29
OTHER ADM EXP	.23	25

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.33**	**33**
REAL ESTATE TAX	2.07	33
BUILDING INS	.27	33
PERS PROP TAX	.04	3
OTHER TAX	.07	6
LEASING EXPENSES	**2.25**	**15**
ADV/PROMOTION	.08	8
COMMISSIONS	.14	5
PROF FEES	.21	9
TENANT ALTS	2.25	11
BUY-OUTS		
OTHER LEASING	.06	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.13**	**31**
CLEANING	1.05	21
REPAIR/MAINT	.77	29
RDS/GROUNDS	.24	2
SECURITY	.88	4
ADMINISTRATIVE	.63	14
TOTAL CONTRACTS	**1.42**	**31**
CLEANING	.82	21
REPAIR/MAINT	.80	9
RDS/GROUNDS	.12	21
SECURITY	.54	13
ADMINISTRATIVE	.68	32

***TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.**

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	197,105 SQ. FT.				197,105 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					13.92	13.04	10.77	16.13
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	13.92	13.04	10.77	16.13				
NET PARKING INC	2	2.15	2.67						
MISCELLANEOUS	4	.42	.15	.04	.86				
TOTAL INCOME	8	14.95	13.95	10.77	16.94				
EXPENSE									
CLEANING	8	1.21	1.00	.86	1.41	1.21	1.00	.86	1.41
REPAIR-MAINT	8	.97	.96	.81	1.15	.97	.96	.81	1.15
UTILITIES	7	1.53	1.29	1.24	1.54	1.53	1.29	1.24	1.54
RDS/GRNDS/SEC	7	.35	.30	.15	.42	.35	.30	.15	.42
ADMINISTRATIVE	8	.68	.67	.55	.90	.68	.67	.55	.90
TOTAL OPER EXP	7	4.77	4.74	4.43	5.48	4.77	4.74	4.43	5.48
FIXED EXPENSES	7	2.51	2.07	1.68	2.97	2.51	2.07	1.68	2.97
TOTAL OPER+FIX	6	7.39	7.74	6.39	9.23	7.39	7.74	6.39	9.23
LEASING EXP	5	.86	.33	.12	2.03				
TOTAL PAYROLL	5	1.24	.57	.37	1.56				
TOTAL CONTRACT	6	1.27	1.22	1.10	1.44				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2167	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	457	5
AVG % OFFICE OCCUPANCY	91.3	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.87	7
AVG NET PRKNG INC/STALL	329.80	2
RENTABLE/GROSS SQFT	.90	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.24**	**7**
PAYROLL		
CONTRACT	.86	6
SUP/MAT/MISC	.15	5
TRASH REMOVAL	.11	6
REPR/MAINT TOTAL	**.98**	**7**
PAYROLL	.49	5
ELEVATOR	.15	7
HVAC	.21	7
ELECTRICAL	.08	6
STRUCT/ROOF	.05	4
PLUMBING	.04	5
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.10	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.57**	**6**
ELECTRICAL	1.31	6
GAS	.24	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	6
RDS/GNDS/SEC TOTAL	**.25**	**6**
RDS/GNDS TOTAL	.16	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.15	5
RDS/GNDS OTHER	.07	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.18	3
SEC PAYROLL		
SEC CONTRACTS	.18	3
SEC OTHER		
ADMIN TOTAL	**.73**	**7**
PAYROLL		
MGMT FEES	.71	5
PROF FEES	.08	3
GEN OFC EXP	.09	5
OTHER ADM EXP	.09	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.99**	**6**
REAL ESTATE TAX	1.66	6
BUILDING INS	.38	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.86**	**5**
ADV/PROMOTION	.04	3
COMMISSIONS	.01	2
PROF FEES	.12	3
TENANT ALTS	.38	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.24**	**5**
CLEANING		
REPAIR/MAINT	.49	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**1.27**	**6**
CLEANING	.86	6
REPAIR/MAINT	.26	4
RDS/GROUNDS	.15	5
SECURITY	.18	3
ADMINISTRATIVE	.47	7

***TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.**

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Medical Buildings

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	674,483 SQ. FT.				647,876 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					15.98	13.19	9.14	21.12
RETAIL AREA	2	29.54	31.85						
OTHER AREA	2	8.51	14.86						
TOTAL RENT	9	16.45	13.22	9.30	21.15				
NET PARKING INC	5	1.35	.75	.40	2.22				
MISCELLANEOUS	7	.22	.03	.03	.20				
TOTAL INCOME	9	19.15	13.22	10.09	21.91				
EXPENSE									
CLEANING	8	1.40	1.36	.96	1.82	1.45	1.52	.99	1.82
REPAIR-MAINT	9	1.54	1.04	.70	2.26	1.60	1.28	.70	2.26
UTILITIES	9	2.22	2.22	1.70	2.71	2.30	2.22	1.70	2.71
RDS/GRNDS/SEC	6	.56	.38	.22	.76	.59	.38	.22	.77
ADMINISTRATIVE	9	.95	.84	.68	1.20	.99	.84	.68	1.22
TOTAL OPER EXP	8	6.31	5.64	4.70	8.06	6.60	5.70	4.70	8.34
FIXED EXPENSES	8	2.40	1.96	1.61	2.74	2.51	1.96	1.61	2.77
TOTAL OPER+FIX	7	8.51	7.12	6.52	9.02	8.93	7.12	6.52	9.12
LEASING EXP	5	2.78	1.40	.51	6.38				
TOTAL PAYROLL	7	1.20	.96	.40	2.36				
TOTAL CONTRACT	6	1.53	1.55	1.18	2.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1665	9
AVG SQFT/RETAIL TENANT	8020	2
AVG SQFT/OFFICE WORKER	266	8
AVG % OFFICE OCCUPANCY	90.5	9
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	20.90	8
AVG NET PRKNG INC/STALL	334.85	4
RENTABLE/GROSS SQFT	.82	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.40**	**8**
PAYROLL	.71	4
CONTRACT	1.04	6
SUP/MAT/MISC	.14	6
TRASH REMOVAL	.14	6
REPR/MAINT TOTAL	**1.00**	**7**
PAYROLL	.49	6
ELEVATOR	.18	7
HVAC	.21	6
ELECTRICAL	.02	4
STRUCT/ROOF	.03	3
PLUMBING	.02	6
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.14	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.22**	**9**
ELECTRICAL	1.87	9
GAS	.18	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	8
RDS/GNDS/SEC TOTAL	**.56**	**6**
RDS/GNDS TOTAL	.12	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.15	2
RDS/GNDS OTHER	.10	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.59	5
SEC PAYROLL	.53	2
SEC CONTRACTS	.59	3
SEC OTHER		
ADMIN TOTAL	**.97**	**7**
PAYROLL	.47	4
MGMT FEES	.80	3
PROF FEES	.15	6
GEN OFC EXP	.14	7
OTHER ADM EXP	.04	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.40**	**8**
REAL ESTATE TAX	2.16	8
BUILDING INS	.27	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**2.78**	**5**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.34	3
TENANT ALTS	4.16	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.20**	**7**
CLEANING	.71	4
REPAIR/MAINT	.49	6
RDS/GROUNDS		
SECURITY	.53	2
ADMINISTRATIVE	.47	4
TOTAL CONTRACTS	**1.53**	**6**
CLEANING	1.04	6
REPAIR/MAINT	.42	2
RDS/GROUNDS	.15	2
SECURITY	.59	3
ADMINISTRATIVE	.54	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,719,745 SQ. FT.				1,604,142 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					24.65	22.68	14.62	40.29
RETAIL AREA	8	26.48	21.11	17.23	40.46				
OTHER AREA									
TOTAL RENT	9	25.24	22.51	15.86	40.38				
NET PARKING INC	4	3.15	3.89	1.26	5.70				
MISCELLANEOUS	4	.09	.07	.05	.12				
TOTAL INCOME	9	28.34	22.67	16.92	49.36				
EXPENSE									
CLEANING	9	1.77	1.47	1.14	2.63	1.86	1.59	1.14	2.78
REPAIR-MAINT	9	1.80	1.54	.84	2.59	1.71	1.58	.88	2.74
UTILITIES	9	2.34	2.38	2.06	2.56	2.38	2.38	2.06	2.64
RDS/GRNDS/SEC	9	.62	.83	.41	.86	.67	.84	.43	.90
ADMINISTRATIVE	9	1.62	1.30	.64	2.70	1.73	1.45	.69	2.85
TOTAL OPER EXP	9	7.95	7.01	6.01	9.67	8.52	7.66	6.49	10.26
FIXED EXPENSES	9	2.10	1.91	.87	3.31	2.25	2.11	.94	3.63
TOTAL OPER+FIX	9	10.05	11.11	7.81	11.66	10.77	11.62	8.31	12.76
LEASING EXP	5	2.21	1.43	.57	4.27				
TOTAL PAYROLL	8	2.22	2.73	1.24	3.20				
TOTAL CONTRACT	8	1.83	1.68	1.18	2.11				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1821	8
AVG SQFT/RETAIL TENANT	2375	7
AVG SQFT/OFFICE WORKER	223	5
AVG % OFFICE OCCUPANCY	92.1	9
AVG % RETAIL OCCUPANCY	96.0	8
AVG $ RATE YR-END RENT	27.95	9
AVG NET PRKNG INC/STALL	1053.09	3
RENTABLE/GROSS SQFT	.93	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.87**	**8**
PAYROLL	1.10	5
CONTRACT	.97	8
SUP/MAT/MISC	.10	7
TRASH REMOVAL	.17	8
REPR/MAINT TOTAL	**1.71**	**8**
PAYROLL	.99	7
ELEVATOR	.29	8
HVAC	.15	8
ELECTRICAL	.07	7
STRUCT/ROOF	.15	6
PLUMBING	.09	8
FIRE/LIFE SFTY	.07	6
OTHER MAINT/SUP	.14	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.42**	**8**
ELECTRICAL	1.71	8
GAS	.16	6
FUEL OIL	.04	2
PURCH STEAM	.36	2
PURCH CH WTR		
COAL		
WATER/SEWER	.47	8
RDS/GNDS/SEC TOTAL	**.63**	**8**
RDS/GNDS TOTAL	.14	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	4
RDS/GNDS OTHER	.03	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.55	8
SEC PAYROLL		
SEC CONTRACTS	.55	7
SEC OTHER		
ADMIN TOTAL	**1.73**	**8**
PAYROLL	.67	8
MGMT FEES	.85	5
PROF FEES	.18	6
GEN OFC EXP	.12	6
OTHER ADM EXP	.34	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.34**	**8**
REAL ESTATE TAX	2.11	8
BUILDING INS	.23	7
PERS PROP TAX	.03	2
OTHER TAX	.06	4
LEASING EXPENSES	**2.21**	**5**
ADV/PROMOTION	.08	4
COMMISSIONS	.16	2
PROF FEES	.18	3
TENANT ALTS	1.97	5
BUY-OUTS		
OTHER LEASING	.06	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.22**	**8**
CLEANING	1.10	5
REPAIR/MAINT	.99	7
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.67	8
TOTAL CONTRACTS	**1.83**	**8**
CLEANING	.97	8
REPAIR/MAINT	1.06	3
RDS/GROUNDS	.10	4
SECURITY	.55	7
ADMINISTRATIVE	.60	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Medical Buildings

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	106 BLDS	5,732,913 SQ. FT.				5,637,688 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	101					15.66	14.92	12.11	18.23
RETAIL AREA	20	20.55	17.45	13.23	19.45				
OTHER AREA									
TOTAL RENT	101	15.64	14.85	12.14	18.13				
NET PARKING INC	21	1.11	1.18	.29	1.65				
MISCELLANEOUS	65	.19	.06	.02	.22				
TOTAL INCOME	101	16.49	16.39	12.57	18.85				
EXPENSE									
CLEANING	102	1.06	1.01	.88	1.17	1.06	1.03	.88	1.18
REPAIR-MAINT	104	1.02	.95	.66	1.34	1.04	.97	.66	1.39
UTILITIES	103	1.92	1.84	1.30	2.38	1.94	1.85	1.30	2.39
RDS/GRNDS/SEC	104	.43	.36	.24	.52	.44	.36	.24	.53
ADMINISTRATIVE	106	1.06	.94	.65	1.24	1.07	.95	.65	1.28
TOTAL OPER EXP	101	5.52	5.71	4.37	6.52	5.60	5.75	4.37	6.69
FIXED EXPENSES	105	1.70	1.53	1.16	1.97	1.73	1.58	1.17	2.00
TOTAL OPER+FIX	100	7.22	7.29	5.90	8.24	7.33	7.29	5.90	8.46
LEASING EXP	81	1.55	.78	.27	2.19				
TOTAL PAYROLL	84	.76	.65	.30	1.05				
TOTAL CONTRACT	100	1.34	1.28	.89	1.59				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2336	100
AVG SQFT/RETAIL TENANT	1626	25
AVG SQFT/OFFICE WORKER	333	59
AVG % OFFICE OCCUPANCY	90.5	103
AVG % RETAIL OCCUPANCY	99.8	25
AVG $ RATE YR-END RENT	18.82	86
AVG NET PRKNG INC/STALL	246.16	20
RENTABLE/GROSS SQFT	.91	73

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.03**	**95**
PAYROLL	.30	15
CONTRACT	.87	94
SUP/MAT/MISC	.08	66
TRASH REMOVAL	.07	85
REPR/MAINT TOTAL	**1.01**	**99**
PAYROLL	.41	77
ELEVATOR	.11	91
HVAC	.20	97
ELECTRICAL	.05	77
STRUCT/ROOF	.04	38
PLUMBING	.03	76
FIRE/LIFE SFTY	.02	56
OTHER MAINT/SUP	.26	94

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.88**	**97**
ELECTRICAL	1.59	97
GAS	.13	62
FUEL OIL		
PURCH STEAM	1.28	2
PURCH CH WTR		
COAL		
WATER/SEWER	.15	93
RDS/GNDS/SEC TOTAL	**.44**	**98**
RDS/GNDS TOTAL	.18	88
RDS/GNDS PAYRL	.03	2
RDS/GNDS CONTR	.16	83
RDS/GNDS OTHER	.07	35

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	86
SEC PAYROLL	.31	9
SEC CONTRACTS	.27	77
SEC OTHER	.03	16
ADMIN TOTAL	**1.08**	**97**
PAYROLL	.44	44
MGMT FEES	.68	94
PROF FEES	.11	59
GEN OFC EXP	.11	69
OTHER ADM EXP	.08	61

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.71**	**97**
REAL ESTATE TAX	1.50	99
BUILDING INS	.16	96
PERS PROP TAX	.03	34
OTHER TAX	.12	24
LEASING EXPENSES	**1.55**	**81**
ADV/PROMOTION	.04	46
COMMISSIONS	.18	30
PROF FEES	.37	58
TENANT ALTS	1.81	50
BUY-OUTS	.20	4
OTHER LEASING	.04	22

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.76**	**84**
CLEANING	.30	15
REPAIR/MAINT	.41	77
RDS/GROUNDS	.03	2
SECURITY	.31	9
ADMINISTRATIVE	.44	44
TOTAL CONTRACTS	**1.34**	**100**
CLEANING	.87	94
REPAIR/MAINT	.32	50
RDS/GROUNDS	.16	63
SECURITY	.27	77
ADMINISTRATIVE	.70	97

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	32 BLDS	945,076 SQ. FT.				929,684 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	31					12.85	13.12	10.20	14.88
RETAIL AREA	3	12.76	11.81						
OTHER AREA									
TOTAL RENT	31	12.72	13.12	10.20	14.83				
NET PARKING INC	2	.90	1.10						
MISCELLANEOUS	17	.62	.06	.02	1.38				
TOTAL INCOME	31	13.26	14.02	10.83	16.43				
EXPENSE									
CLEANING	29	1.00	1.01	.71	1.17	1.00	1.02	.71	1.17
REPAIR-MAINT	31	.98	.81	.58	1.22	1.00	.81	.59	1.22
UTILITIES	30	1.70	1.47	1.11	2.07	1.72	1.47	1.16	2.07
RDS/GRNDS/SEC	32	.39	.35	.24	.45	.39	.35	.24	.45
ADMINISTRATIVE	32	.92	.92	.58	1.18	.94	.94	.58	1.19
TOTAL OPER EXP	28	5.08	5.19	3.71	6.29	5.12	5.19	3.75	6.29
FIXED EXPENSES	31	1.54	1.33	1.17	1.83	1.57	1.33	1.17	1.83
TOTAL OPER+FIX	27	6.62	6.31	5.02	7.92	6.67	6.31	5.19	7.92
LEASING EXP	22	1.86	1.17	.42	2.35				
TOTAL PAYROLL	21	.52	.33	.23	.75				
TOTAL CONTRACT	31	1.27	1.25	.72	1.50				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1813	28
AVG SQFT/RETAIL TENANT	1924	4
AVG SQFT/OFFICE WORKER	342	13
AVG % OFFICE OCCUPANCY	87.0	29
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	16.18	25
AVG NET PRKNG INC/STALL	248.53	2
RENTABLE/GROSS SQFT	.90	22

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.00**	**27**
PAYROLL	.61	2
CONTRACT	.85	26
SUP/MAT/MISC	.07	20
TRASH REMOVAL	.10	26
REPR/MAINT TOTAL	**.96**	**30**
PAYROLL	.37	18
ELEVATOR	.11	26
HVAC	.27	29
ELECTRICAL	.06	21
STRUCT/ROOF	.09	11
PLUMBING	.03	21
FIRE/LIFE SFTY	.04	12
OTHER MAINT/SUP	.26	26

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.69**	**29**
ELECTRICAL	1.46	29
GAS	.19	16
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	28
RDS/GNDS/SEC TOTAL	**.38**	**31**
RDS/GNDS TOTAL	.24	31
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.22	28
RDS/GNDS OTHER	.17	10

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.18	23
SEC PAYROLL		
SEC CONTRACTS	.18	22
SEC OTHER	.02	5
ADMIN TOTAL	**.90**	**31**
PAYROLL	.41	6
MGMT FEES	.67	30
PROF FEES	.11	14
GEN OFC EXP	.08	14
OTHER ADM EXP	.14	16

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.52**	**30**
REAL ESTATE TAX	1.36	30
BUILDING INS	.16	27
PERS PROP TAX		
OTHER TAX	.16	3
LEASING EXPENSES	**1.86**	**22**
ADV/PROMOTION	.12	12
COMMISSIONS	.06	6
PROF FEES	.40	18
TENANT ALTS	1.65	19
BUY-OUTS		
OTHER LEASING	.08	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.52**	**21**
CLEANING	.61	2
REPAIR/MAINT	.37	18
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.41	6
TOTAL CONTRACTS	**1.27**	**31**
CLEANING	.85	26
REPAIR/MAINT	.51	10
RDS/GROUNDS	.22	28
SECURITY	.18	22
ADMINISTRATIVE	.71	31

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Medical Buildings

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	26 BLDS	1,899,801 SQ. FT.				1,870,549 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	25					17.55	17.45	14.78	19.88
RETAIL AREA	10	16.14	16.95	13.23	17.97				
OTHER AREA									
TOTAL RENT	25	17.50	16.70	14.82	19.89				
NET PARKING INC	8	1.05	.37	.29	1.55				
MISCELLANEOUS	16	.15	.05	.02	.28				
TOTAL INCOME	25	18.17	18.17	15.12	21.85				
EXPENSE									
CLEANING	25	1.16	.99	.88	1.34	1.16	.99	.88	1.34
REPAIR-MAINT	25	.93	.95	.66	1.14	.94	.98	.66	1.15
UTILITIES	25	2.05	1.91	1.60	2.66	2.05	1.91	1.60	2.66
RDS/GRNDS/SEC	24	.41	.37	.21	.55	.42	.38	.21	.58
ADMINISTRATIVE	26	1.08	1.06	.57	1.45	1.10	1.09	.58	1.45
TOTAL OPER EXP	25	5.64	5.94	4.63	6.75	5.72	5.94	4.70	7.03
FIXED EXPENSES	26	1.78	1.69	1.16	2.15	1.81	1.69	1.16	2.36
TOTAL OPER+FIX	25	7.41	7.58	6.10	8.59	7.52	7.58	6.17	8.95
LEASING EXP	19	1.43	.69	.20	1.72				
TOTAL PAYROLL	23	.79	.76	.34	1.09				
TOTAL CONTRACT	24	1.35	1.32	.93	1.75				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2254	25
AVG SQFT/RETAIL TENANT	1283	10
AVG SQFT/OFFICE WORKER	334	19
AVG % OFFICE OCCUPANCY	95.0	26
AVG % RETAIL OCCUPANCY	100.0	10
AVG $ RATE YR-END RENT	19.91	21
AVG NET PRKNG INC/STALL	176.65	7
RENTABLE/GROSS SQFT	.89	18

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.08**	**23**
PAYROLL	.28	4
CONTRACT	.92	23
SUP/MAT/MISC	.07	16
TRASH REMOVAL	.06	22
REPR/MAINT TOTAL	**.93**	**24**
PAYROLL	.41	22
ELEVATOR	.11	22
HVAC	.20	23
ELECTRICAL	.04	19
STRUCT/ROOF	.04	12
PLUMBING	.03	20
FIRE/LIFE SFTY	.04	12
OTHER MAINT/SUP	.18	23

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.93**	**23**
ELECTRICAL	1.55	23
GAS	.15	12
FUEL OIL		
PURCH STEAM	1.28	2
PURCH CH WTR		
COAL		
WATER/SEWER	.12	22
RDS/GNDS/SEC TOTAL	**.44**	**22**
RDS/GNDS TOTAL	.16	17
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	15
RDS/GNDS OTHER	.05	12

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.33	21
SEC PAYROLL	.20	4
SEC CONTRACTS	.31	19
SEC OTHER	.03	4
ADMIN TOTAL	**1.18**	**23**
PAYROLL	.64	11
MGMT FEES	.70	23
PROF FEES	.14	14
GEN OFC EXP	.08	18
OTHER ADM EXP	.06	11

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.77**	**24**
REAL ESTATE TAX	1.55	24
BUILDING INS	.18	24
PERS PROP TAX	.04	9
OTHER TAX	.05	12
LEASING EXPENSES	**1.43**	**19**
ADV/PROMOTION	.02	7
COMMISSIONS	.28	6
PROF FEES	.40	13
TENANT ALTS	1.72	12
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.79**	**23**
CLEANING	.28	4
REPAIR/MAINT	.41	22
RDS/GROUNDS		
SECURITY	.20	4
ADMINISTRATIVE	.64	11
TOTAL CONTRACTS	**1.35**	**24**
CLEANING	.92	23
REPAIR/MAINT	.34	10
RDS/GROUNDS	.14	15
SECURITY	.31	19
ADMINISTRATIVE	.79	23

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	1,818,481 SQ. FT.				1,771,146 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	11					14.43	14.58	12.92	17.11
RETAIL AREA	3	26.53	17.53						
OTHER AREA									
TOTAL RENT	11	14.44	14.58	12.70	16.64				
NET PARKING INC	5	1.43	1.29	1.28	1.65				
MISCELLANEOUS	9	.07	.04	.02	.14				
TOTAL INCOME	11	16.08	16.51	12.72	19.19				
EXPENSE									
CLEANING	12	1.00	1.03	.87	1.12	1.01	1.07	.87	1.12
REPAIR-MAINT	12	1.22	1.09	.81	1.71	1.25	1.16	.82	1.77
UTILITIES	12	1.99	2.00	1.77	2.39	2.01	2.02	1.77	2.48
RDS/GRNDS/SEC	12	.55	.56	.43	.64	.56	.57	.44	.66
ADMINISTRATIVE	12	1.10	.99	.68	1.39	1.13	1.03	.73	1.39
TOTAL OPER EXP	12	5.85	6.06	5.28	6.39	6.01	6.19	5.32	6.68
FIXED EXPENSES	12	1.87	1.88	1.59	2.07	1.92	1.91	1.66	2.11
TOTAL OPER+FIX	12	7.72	7.76	7.25	8.10	7.93	8.12	7.30	8.34
LEASING EXP	10	1.60	.87	.32	2.28				
TOTAL PAYROLL	11	.86	.83	.77	.99				
TOTAL CONTRACT	12	1.46	1.31	1.03	1.68				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2978	12
AVG SQFT/RETAIL TENANT	2058	7
AVG SQFT/OFFICE WORKER	371	9
AVG % OFFICE OCCUPANCY	90.1	12
AVG % RETAIL OCCUPANCY	100.0	7
AVG $ RATE YR-END RENT	19.05	11
AVG NET PRKNG INC/STALL	425.42	5
RENTABLE/GROSS SQFT	.94	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.00**	**12**
PAYROLL		
CONTRACT	.89	12
SUP/MAT/MISC	.08	11
TRASH REMOVAL	.04	11
REPR/MAINT TOTAL	**1.20**	**12**
PAYROLL	.44	11
ELEVATOR	.12	12
HVAC	.21	12
ELECTRICAL	.04	12
STRUCT/ROOF	.02	6
PLUMBING	.03	12
FIRE/LIFE SFTY	.02	10
OTHER MAINT/SUP	.36	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.99**	**12**
ELECTRICAL	1.70	12
GAS	.10	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.22	12
RDS/GNDS/SEC TOTAL	**.55**	**12**
RDS/GNDS TOTAL	.16	11
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.13	11
RDS/GNDS OTHER	.07	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	12
SEC PAYROLL	.37	3
SEC CONTRACTS	.32	11
SEC OTHER	.03	2
ADMIN TOTAL	**1.10**	**12**
PAYROLL	.39	8
MGMT FEES	.67	10
PROF FEES	.10	10
GEN OFC EXP	.14	11
OTHER ADM EXP	.10	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.87**	**12**
REAL ESTATE TAX	1.68	12
BUILDING INS	.13	12
PERS PROP TAX	.03	6
OTHER TAX	.08	6
LEASING EXPENSES	**1.60**	**10**
ADV/PROMOTION	.02	6
COMMISSIONS	.24	4
PROF FEES	.24	4
TENANT ALTS	1.84	8
BUY-OUTS		
OTHER LEASING	.05	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.86**	**11**
CLEANING		
REPAIR/MAINT	.44	11
RDS/GROUNDS		
SECURITY	.37	3
ADMINISTRATIVE	.39	8
TOTAL CONTRACTS	**1.46**	**12**
CLEANING	.89	12
REPAIR/MAINT	.35	5
RDS/GROUNDS	.13	11
SECURITY	.32	11
ADMINISTRATIVE	.61	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Single Purpose Buildings

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	102 BLDS	26,811,288 SQ. FT.				26,118,979 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	34					19.91	17.24	11.51	20.97
RETAIL AREA	10	19.14	23.00	12.38	46.15				
OTHER AREA									
TOTAL RENT	35	20.15	17.13	11.41	21.68				
NET PARKING INC	11	.51	.47	.17	.98				
MISCELLANEOUS	18	.80	.09	.05	.23				
TOTAL INCOME	35	21.03	17.24	11.46	21.75				
EXPENSE									
CLEANING	99	1.32	1.18	.94	1.51	1.33	1.20	.94	1.51
REPAIR-MAINT	98	1.89	1.51	1.06	2.16	1.90	1.51	1.07	2.17
UTILITIES	95	2.36	2.11	1.60	3.02	2.36	2.11	1.60	3.02
RDS/GRNDS/SEC	85	.80	.68	.23	1.06	.82	.69	.23	1.10
ADMINISTRATIVE	95	.54	.51	.34	.92	.55	.55	37	.94
TOTAL OPER EXP	88	6.93	6.19	5.15	8.02	7.10	6.39	5.49	8.15
FIXED EXPENSES	82	2.67	2.25	1.11	3.64	2.74	2.26	1.14	3.76
TOTAL OPER + FIX	74	9.58	8.24	6.52	10.62	9.82	8.73	6.76	10.71
LEASING EXP	16	2.48	.23	.04	1.96				
TOTAL PAYROLL	87	2.07	1.38	.89	2.39				
TOTAL CONTRACT	88	1.58	1.37	.85	1.99				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	150838	46
AVG SQFT/RETAIL TENANT	1922	11
AVG SQFT/OFFICE WORKER	284	68
AVG % OFFICE OCCUPANCY	97.0	76
AVG % RETAIL OCCUPANCY	58.7	16
AVG $ RATE YR-END RENT	19.72	15
AVG NET PRKNG INC/STALL	347.43	6
RENTABLE/GROSS SQFT	.86	58

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.39**	**89**
PAYROLL	.65	54
CONTRACT	.86	85
SUP/MAT/MISC	.12	69
TRASH REMOVAL	.07	79
REPR/MAINT TOTAL	**1.92**	**90**
PAYROLL	.90	79
ELEVATOR	.28	84
HVAC	.31	84
ELECTRICAL	.13	81
STRUCT/ROOF	.14	39
PLUMBING	.06	68
FIRE/LIFE SFTY	.04	58
OTHER MAINT/SUP	.33	87

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.47**	**86**
ELECTRICAL	1.95	86
GAS	.22	54
FUEL OIL	.06	11
PURCH STEAM	.42	27
PURCH CH WTR	.72	14
COAL		
WATER/SEWER	.08	75
RDS/GNDS/SEC TOTAL	**.81**	**84**
RDS/GNDS TOTAL	.16	69
RDS/GNDS PAYRL	.11	32
RDS/GNDS CONTR	.07	56
RDS/GNDS OTHER	.08	47

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.73	81
SEC PAYROLL	.61	48
SEC CONTRACTS	.39	61
SEC OTHER	.07	52
ADMIN TOTAL	**.55**	**85**
PAYROLL	.35	73
MGMT FEES	.27	29
PROF FEES	.10	22
GEN OFC EXP	.09	62
OTHER ADM EXP	.07	59

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.69**	**80**
REAL ESTATE TAX	2.41	80
BUILDING INS	.18	71
PERS PROP TAX	.57	27
OTHER TAX	.08	10
LEASING EXPENSES	**2.48**	**16**
ADV/PROMOTION		
COMMISSIONS	.02	5
PROF FEES	.15	7
TENANT ALTS	.45	8
BUY-OUTS		
OTHER LEASING	7.04	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.07**	**87**
CLEANING	.65	54
REPAIR/MAINT	.90	79
RDS/GROUNDS	.11	32
SECURITY	.61	48
ADMINISTRATIVE	.35	73
TOTAL CONTRACTS	**1.58**	**88**
CLEANING	.86	85
REPAIR/MAINT	.61	40
RDS/GROUNDS	.07	56
SECURITY	.39	61
ADMINISTRATIVE	.26	37

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	187,940 SQ. FT.				181,740 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					8.75	5.27		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	8.75	5.27						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	8.78	5.27						
EXPENSE									
CLEANING	7	1.45	1.13	.74	1.29	1.45	1.13	.74	1.29
REPAIR-MAINT	8	1.36	1.02	.68	1.38	1.36	1.02	.68	1.38
UTILITIES	8	2.07	1.93	1.28	2.58	2.07	1.93	1.28	2.58
RDS/GRNDS/SEC	7	.30	.16	.09	26	.31	.22	.09	.27
ADMINISTRATIVE	4	.49	55	.24	.90	.49	.55	.24	.90
TOTAL OPER EXP	7	5.49	4.38	3.91	6.63	5.69	5.78	3.91	6.74
FIXED EXPENSES	7	1.97	1.07	.60	2.02	2.04	1.07	.71	2.02
TOTAL OPER + FIX	6	7.84	7.02	5.00	8.40	8.16	7.52	5.85	9.10
LEASING EXP	2	.04	.04						
TOTAL PAYROLL	5	1.46	71	.35	2.11				
TOTAL CONTRACT	7	.78	.85	.34	1.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15828	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	276	5
AVG % OFFICE OCCUPANCY	96.6	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	21.62	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.73	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.45**	**7**
PAYROLL	1.85	2
CONTRACT	.65	6
SUP/MAT/MISC	.17	5
TRASH REMOVAL	.14	5
REPR/MAINT TOTAL	**1.36**	**8**
PAYROLL	.56	4
ELEVATOR	.17	4
HVAC	.45	7
ELECTRICAL	.02	5
STRUCT/ROOF	.50	3
PLUMBING	.07	4
FIRE/LIFE SFTY	.05	2
OTHER MAINT/SUP	.34	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.07**	**8**
ELECTRICAL	1.68	8
GAS	.34	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	8
RDS/GNDS/SEC TOTAL	**.30**	**7**
RDS/GNDS TOTAL	.26	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.06	7
SEC PAYROLL		
SEC CONTRACTS	.06	6
SEC OTHER		
ADMIN TOTAL	**.49**	**4**
PAYROLL		
MGMT FEES	.68	2
PROF FEES		
GEN OFC EXP	.13	3
OTHER ADM EXP	.04	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.24**	**6**
REAL ESTATE TAX	2.13	6
BUILDING INS	.17	6
PERS PROP TAX		
OTHER TAX	.04	2
LEASING EXPENSES	**.04**	**2**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.46**	**5**
CLEANING	1.85	2
REPAIR/MAINT	.56	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.78**	**7**
CLEANING	.65	6
REPAIR/MAINT	.17	2
RDS/GROUNDS	.07	5
SECURITY	.06	6
ADMINISTRATIVE	.68	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Single Purpose Buildings

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	422,378 SQ. FT.				422,378 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					15.57	15.09	11.02	19.86
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	15.57	15.09	11.02	19.86				
NET PARKING INC	2	1.09	1.00						
MISCELLANEOUS	2	.15	.15						
TOTAL INCOME	4	16.16	15.43	11.28	20.75				
EXPENSE									
CLEANING	5	1.17	1.19	1.00	1.36	1.17	1.19	1.00	1.36
REPAIR-MAINT	5	1.27	1.44	.87	1.58	1.27	1.44	.87	1.58
UTILITIES	3	2.19	1.67			2.19	1.67		
RDS/GRNDS/SEC	4	.75	.72	.47	1.14	.75	.72	.47	1.14
ADMINISTRATIVE	5	.70	.65	.51	.97	.70	.65	.51	.97
TOTAL OPER EXP	3	6.29	6.84			6.29	6.84		
FIXED EXPENSES	5	2.79	2.25	1.13	4.75	2.79	2.25	1.13	4.75
TOTAL OPER + FIX	3	7.73	7.35			7.73	7.35		
LEASING EXP									
TOTAL PAYROLL	4	1.28	1.28	.62	2.03				
TOTAL CONTRACT	5	1.70	1.70	1.55	1.92				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	84476	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	276	5
AVG % OFFICE OCCUPANCY	100.0	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.66	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.85	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.17	5
PAYROLL	.08	3
CONTRACT	1.02	5
SUP/MAT/MISC	.06	4
TRASH REMOVAL	.06	5
REPR/MAINT TOTAL	1.29	5
PAYROLL	.67	4
ELEVATOR	.16	5
HVAC	.26	4
ELECTRICAL	.04	5
STRUCT/ROOF	.09	4
PLUMBING	.01	3
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.26	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.19	3
ELECTRICAL	1.72	3
GAS	.25	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	3
RDS/GNDS/SEC TOTAL	.75	4
RDS/GNDS TOTAL	.14	4
RDS/GNDS PAYRL	.18	2
RDS/GNDS CONTR	.07	2
RDS/GNDS OTHER	.04	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.61	4
SEC PAYROLL	.18	2
SEC CONTRACTS	.49	4
SEC OTHER	.05	2
ADMIN TOTAL	.70	5
PAYROLL	.61	3
MGMT FEES	.48	3
PROF FEES	.16	2
GEN OFC EXP	.01	2
OTHER ADM EXP	.07	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.79	5
REAL ESTATE TAX	2.69	5
BUILDING INS	.10	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.28	4
CLEANING	.08	3
REPAIR/MAINT	.67	4
RDS/GROUNDS	.18	2
SECURITY	.18	2
ADMINISTRATIVE	.51	3
TOTAL CONTRACTS	1.70	5
CLEANING	1.02	5
REPAIR/MAINT	.42	3
RDS/GROUNDS	.07	2
SECURITY	.49	4
ADMINISTRATIVE	.60	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	25 BLDS*	4,897,277 SQ. FT.				4,519,799 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	14					17.43	17.29	11.82	21.37
RETAIL AREA	3	25.09	21.22						
OTHER AREA									
TOTAL RENT	14	18.09	17.30	11.82	21.78				
NET PARKING INC	7	.58	.47	.13	.98				
MISCELLANEOUS	7	.15	.06	.04	.17				
TOTAL INCOME	14	19.36	18.09	11.82	21.78				
EXPENSE									
CLEANING	24	1.24	1.15	.92	1.38	1.25	1.17	.92	1.41
REPAIR-MAINT	25	1.70	1.15	.99	2.16	1.72	1.15	.99	2.19
UTILITIES	21	2.29	2.12	1.56	3.00	2.29	2.12	1.56	3.00
RDS/GRNDS/SEC	25	.66	.70	.16	1.14	.67	.70	.16	1.19
ADMINISTRATIVE	23	.75	.74	.43	1.00	.76	.74	.45	1.02
TOTAL OPER EXP	20	6.80	6.02	5.30	8.25	6.92	6.25	5.63	8.25
FIXED EXPENSES	23	2.71	2.36	1.31	4.38	2.78	2.86	1.31	4.38
TOTAL OPER + FIX	19	9.00	8.73	6.78	10.62	9.17	9.40	7.12	10.71
LEASING EXP	8	1.11	.89	.07	2.73				
TOTAL PAYROLL	23	1.44	1.31	.89	1.86				
TOTAL CONTRACT	23	1.48	1.35	.91	2.27				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	61501	17
AVG SQFT/RETAIL TENANT	5148	2
AVG SQFT/OFFICE WORKER	278	14
AVG % OFFICE OCCUPANCY	97.3	20
AVG % RETAIL OCCUPANCY	97.5	3
AVG $ RATE YR-END RENT	14.34	5
AVG NET PRKNG INC/STALL	237.76	3
RENTABLE/GROSS SQFT	.90	22

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.24	24
PAYROLL	.50	9
CONTRACT	.98	22
SUP/MAT/MISC	.12	19
TRASH REMOVAL	.08	19
REPR/MAINT TOTAL	1.70	25
PAYROLL	.74	22
ELEVATOR	.20	23
HVAC	.15	22
ELECTRICAL	.25	21
STRUCT/ROOF	.16	7
PLUMBING	.01	20
FIRE/LIFE SFTY	.03	14
OTHER MAINT/SUP	.45	24

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.29	21
ELECTRICAL	1.82	21
GAS	.22	11
FUEL OIL	.25	2
PURCH STEAM	.59	4
PURCH CH WTR		
COAL		
WATER/SEWER	.09	17
RDS/GNDS/SEC TOTAL	.86	25
RDS/GNDS TOTAL	.21	16
RDS/GNDS PAYRL	.09	4
RDS/GNDS CONTR	.13	11
RDS/GNDS OTHER	.22	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.53	24
SEC PAYROLL	.48	9
SEC CONTRACTS	.39	19
SEC OTHER	.07	11
ADMIN TOTAL	.75	23
PAYROLL	.36	17
MGMT FEES	.54	11
PROF FEES	.16	10
GEN OFC EXP	.11	17
OTHER ADM EXP	.08	14

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.71	23
REAL ESTATE TAX	2.42	23
BUILDING INS	.27	20
PERS PROP TAX	.01	2
OTHER TAX	.21	5
LEASING EXPENSES	1.11	8
ADV/PROMOTION		
COMMISSIONS	.02	2
PROF FEES	.25	4
TENANT ALTS	1.27	3
BUY-OUTS		
OTHER LEASING	2.00	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.44	23
CLEANING	.50	9
REPAIR/MAINT	.74	22
RDS/GROUNDS	.09	4
SECURITY	.48	9
ADMINISTRATIVE	.36	17
TOTAL CONTRACTS	1.48	23
CLEANING	.96	22
REPAIR/MAINT	.50	10
RDS/GROUNDS	.13	11
SECURITY	.39	19
ADMINISTRATIVE	.55	14

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Single Purpose Buildings

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	13 BLDS	5,492,926 SQ. FT.				5,336,473 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					14.72	14.39		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	14.49	14.00						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	14.49	14.00						
EXPENSE									
CLEANING	13	1.27	1.17	.92	1.48	1.27	1.17	.84	1.51
REPAIR-MAINT	13	1.89	1.71	1.07	2.59	1.91	1.93	1.07	2.64
UTILITIES	12	2.24	2.14	1.68	2.74	2.26	2.14	1.68	2.80
RDS/GRNDS/SEC	12	.72	.84	.36	.90	.75	.84	.37	.95
ADMINISTRATIVE	12	.63	.47	.33	.84	.65	.47	.35	.84
TOTAL OPER EXP	12	6.85	6.01	5.25	6.75	7.06	6.65	5.25	7.30
FIXED EXPENSES	11	2.88	2.07	1.39	3.27	2.98	2.68	1.39	3.27
TOTAL OPER+FIX	11	9.88	7.85	6.75	11.27	10.23	9.67	6.81	11.52
LEASING EXP	4	4.66	.25	.03	8.30				
TOTAL PAYROLL	13	1.78	1.27	1.00	2.64				
TOTAL CONTRACT	12	1.41	1.29	.86	1.90				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	274137	8
AVG SQFT/RETAIL TENANT	1355	2
AVG SQFT/OFFICE WORKER	322	8
AVG % OFFICE OCCUPANCY	98.0	8
AVG % RETAIL OCCUPANCY	30.5	2
AVG $ RATE YR-END RENT	17.18	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.85	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.28	12
PAYROLL	.81	4
CONTRACT	.86	12
SUP/MAT/MISC	.11	11
TRASH REMOVAL	.05	10
REPR/MAINT TOTAL	1.89	13
PAYROLL	.92	11
ELEVATOR	.30	13
HVAC	.23	13
ELECTRICAL	.11	13
STRUCT/ROOF	.17	7
PLUMBING	.06	12
FIRE/LIFE SFTY	.03	9
OTHER MAINT/SUP	.30	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.24	12
ELECTRICAL	1.89	12
GAS	.26	9
FUEL OIL	.01	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	12
RDS/GNDS/SEC TOTAL	.72	12
RDS/GNDS TOTAL	.15	9
RDS/GNDS PAYRL	.18	2
RDS/GNDS CONTR	.10	7
RDS/GNDS OTHER	.05	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.68	11
SEC PAYROLL	.45	5
SEC CONTRACTS	.49	10
SEC OTHER	.04	9
ADMIN TOTAL	.63	12
PAYROLL	.49	11
MGMT FEES	.19	4
PROF FEES		
GEN OFC EXP	.13	7
OTHER ADM EXP	.10	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.88	11
REAL ESTATE TAX	2.52	11
BUILDING INS	.29	8
PERS PROP TAX	.44	3
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.78	13
CLEANING	.81	4
REPAIR/MAINT	.92	11
RDS/GROUNDS	.18	2
SECURITY	.45	5
ADMINISTRATIVE	.49	11
TOTAL CONTRACTS	1.41	12
CLEANING	.86	12
REPAIR/MAINT	.28	4
RDS/GROUNDS	.10	7
SECURITY	.49	10
ADMINISTRATIVE	.14	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	8,401,685 SQ. FT.				8,220,115 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					31.29	31.10		
RETAIL AREA	3	26.97	42.31						
OTHER AREA									
TOTAL RENT	3	28.59	23.14						
NET PARKING INC	2	.37	.36						
MISCELLANEOUS	2	2.36	2.30						
TOTAL INCOME	3	30.21	24.33						
EXPENSE									
CLEANING	9	1.41	1.64	.95	1.93	1.41	1.60	.95	1.93
REPAIR-MAINT	8	2.16	2.16	1.41	2.51	2.16	2.16	1.42	2.48
UTILITIES	9	2.46	2.09	1.69	3.47	2.45	2.09	1.69	3.42
RDS/GRNDS/SEC	9	.82	.78	.41	1.13	.84	.78	.42	1.23
ADMINISTRATIVE	9	.41	.42	.28	.59	.42	.44	.28	.61
TOTAL OPER EXP	8	7.64	7.66	5.98	9.59	7.80	7.68	6.01	9.72
FIXED EXPENSES	8	2.90	2.29	1.43	4.44	2.98	2.33	1.43	4.49
TOTAL OPER+FIX	7	10.44	8.36	7.43	13.45	10.66	8.42	7.47	13.54
LEASING EXP									
TOTAL PAYROLL	8	2.08	1.68	.83	3.34				
TOTAL CONTRACT	7	1.58	1.73	1.30	1.95				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	413305	5
AVG SQFT/RETAIL TENANT	956	3
AVG SQFT/OFFICE WORKER	312	9
AVG % OFFICE OCCUPANCY	94.9	9
AVG % RETAIL OCCUPANCY	52.6	5
AVG $ RATE YR-END RENT	24.61	2
AVG NET PRKNG INC/STALL	487.26	2
RENTABLE/GROSS SQFT	.86	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.54	8
PAYROLL	.74	6
CONTRACT	.85	7
SUP/MAT/MISC	.14	8
TRASH REMOVAL	.08	7
REPR/MAINT TOTAL	2.16	8
PAYROLL	1.05	7
ELEVATOR	.27	8
HVAC	.59	7
ELECTRICAL	.11	7
STRUCT/ROOF	.19	2
PLUMBING	.11	5
FIRE/LIFE SFTY	.06	4
OTHER MAINT/SUP	.29	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.65	8
ELECTRICAL	2.19	8
GAS	.09	4
FUEL OIL	.03	4
PURCH STEAM	.25	5
PURCH CH WTR		
COAL		
WATER/SEWER	.06	8
RDS/GNDS/SEC TOTAL	.87	8
RDS/GNDS TOTAL	.13	7
RDS/GNDS PAYRL	.14	2
RDS/GNDS CONTR	.07	6
RDS/GNDS OTHER	.05	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.83	7
SEC PAYROLL	.72	4
SEC CONTRACTS	.43	5
SEC OTHER	.11	4
ADMIN TOTAL	.41	7
PAYROLL	.27	7
MGMT FEES	.20	2
PROF FEES	.08	2
GEN OFC EXP	.07	7
OTHER ADM EXP	.02	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.00	7
REAL ESTATE TAX	2.85	7
BUILDING INS	.11	5
PERS PROP TAX		
OTHER TAX	.02	2
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.08	8
CLEANING	.74	6
REPAIR/MAINT	1.05	7
RDS/GROUNDS	.14	2
SECURITY	.72	4
ADMINISTRATIVE	.27	7
TOTAL CONTRACTS	1.58	7
CLEANING	.85	7
REPAIR/MAINT	.55	4
RDS/GROUNDS	.07	6
SECURITY	.43	5
ADMINISTRATIVE	.19	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Single Purpose Buildings

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	195 BLDS	26,679,013 SQ. FT.				26,176,196 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	102					16.58	15.88	12.75	19.13
RETAIL AREA									
OTHER AREA	8	10.48	10.57	8.49	17.04				
TOTAL RENT	106	16.17	15.88	12.08	19.13				
NET PARKING INC	12	.71	.32	.22	.95				
MISCELLANEOUS	25	.37	.07	.02	.30				
TOTAL INCOME	103	16.88	16.10	12.67	19.49				
EXPENSE									
CLEANING	187	1.19	.98	.80	1.24	1.16	.98	.79	1.24
REPAIR-MAINT	187	1.60	.91	.67	1.49	1.60	.92	.67	1.49
UTILITIES	178	2.41	2.06	1.56	2.84	2.34	2.04	1.56	2.79
RDS/GRNDS/SEC	183	.88	.56	.29	.94	.90	.56	.29	.95
ADMINISTRATIVE	191	.73	.72	.47	.94	.74	.72	.47	.95
TOTAL OPER EXP	169	7.01	5.58	4.68	7.19	7.16	5.58	4.70	7.36
FIXED EXPENSES	183	2.09	1.73	1.20	2.42	2.14	1.77	1.24	2.42
TOTAL OPER + FIX	160	9.09	7.51	6.46	9.14	9.30	7.51	6.46	9.62
LEASING EXP	45	.97	.37	.03	.98				
TOTAL PAYROLL	173	1.47	.76	.45	1.50				
TOTAL CONTRACT	192	1.61	1.27	.86	1.71				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	129816	159
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	284	157
AVG % OFFICE OCCUPANCY	97.6	180
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.35	72
AVG NET PRKNG INC/STALL	73.84	7
RENTABLE/GROSS SQFT	.91	153

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.20	184
PAYROLL	.72	39
CONTRACT	.88	175
SUP/MAT/MISC	.09	146
TRASH REMOVAL	.12	182
REPR/MAINT TOTAL	1.60	178
PAYROLL	.72	127
ELEVATOR	.09	134
HVAC	.32	173
ELECTRICAL	.19	172
STRUCT/ROOF	.08	122
PLUMBING	.05	148
FIRE/LIFE SFTY	.03	128
OTHER MAINT/SUP	.37	167

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.41	174
ELECTRICAL	2.19	173
GAS	.16	98
FUEL OIL	.06	26
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	174
RDS/GNDS/SEC TOTAL	.89	180
RDS/GNDS TOTAL	.32	179
RDS/GNDS PAYRL	.27	25
RDS/GNDS CONTR	.20	164
RDS/GNDS OTHER	.11	119

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.64	151
SEC PAYROLL	.53	50
SEC CONTRACTS	.38	131
SEC OTHER	.11	83
ADMIN TOTAL	.73	188
PAYROLL	.39	150
MGMT FEES	.48	99
PROF FEES	.07	81
GEN OFC EXP	.13	117
OTHER ADM EXP	.10	121

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.11	180
REAL ESTATE TAX	1.80	180
BUILDING INS	.13	161
PERS PROP TAX	.52	44
OTHER TAX	.09	26
LEASING EXPENSES	.97	46
ADV/PROMOTION	.05	23
COMMISSIONS	.03	14
PROF FEES	.57	15
TENANT ALTS	.80	23
BUY-OUTS		
OTHER LEASING	.46	11

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.47	173
CLEANING	.72	39
REPAIR/MAINT	.72	127
RDS/GROUNDS	.27	25
SECURITY	.53	50
ADMINISTRATIVE	.39	150
TOTAL CONTRACTS	1.61	192
CLEANING	.88	175
REPAIR/MAINT	.65	109
RDS/GROUNDS	.20	164
SECURITY	.38	131
ADMINISTRATIVE	.36	142

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	23 BLDS	779,706 SQ. FT.				779,706 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	16					15.61	14.54	9.89	19.13
RETAIL AREA									
OTHER AREA									
TOTAL RENT	16	15.61	14.54	9.89	19.13				
NET PARKING INC									
MISCELLANEOUS	3	.45	.10						
TOTAL INCOME	16	15.76	14.68	10.33	19.15				
EXPENSE									
CLEANING	22	1.08	.98	.77	1.23	1.08	.98	.77	1.23
REPAIR-MAINT	23	1.06	.71	.58	.91	1.06	.71	.58	.91
UTILITIES	19	2.30	1.96	1.56	2.73	2.30	1.96	1.56	2.73
RDS/GRNDS/SEC	22	.58	.63	.31	.89	.58	.63	.31	.89
ADMINISTRATIVE	22	.92	.71	.47	1.06	.92	.71	.47	1.06
TOTAL OPER EXP	18	5.92	5.09	4.47	6.87	5.92	5.09	4.47	6.87
FIXED EXPENSES	20	2.03	1.66	1.23	2.43	2.03	1.66	1.23	2.43
TOTAL OPER + FIX	15	7.62	6.71	6.08	8.66	7.62	6.71	6.08	8.66
LEASING EXP	9	1.31	.19	.07	.67				
TOTAL PAYROLL	17	1.17	.87	.41	1.94				
TOTAL CONTRACT	23	1.51	1.52	.89	1.71				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	23527	23
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	258	18
AVG % OFFICE OCCUPANCY	96.6	23
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.88	11
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	17

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.07	22
PAYROLL	1.62	2
CONTRACT	.83	21
SUP/MAT/MISC	.09	15
TRASH REMOVAL	.12	21
REPR/MAINT TOTAL	1.06	23
PAYROLL	.61	12
ELEVATOR	.14	13
HVAC	.27	23
ELECTRICAL	.08	23
STRUCT/ROOF	.13	12
PLUMBING	.03	20
FIRE/LIFE SFTY	.02	16
OTHER MAINT/SUP	.16	22

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.30	19
ELECTRICAL	1.98	19
GAS	.23	9
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.19	19
RDS/GNDS/SEC TOTAL	.58	22
RDS/GNDS TOTAL	.41	22
RDS/GNDS PAYRL	.27	3
RDS/GNDS CONTR	.34	18
RDS/GNDS OTHER	.13	15

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	15
SEC PAYROLL	.06	2
SEC CONTRACTS	.23	14
SEC OTHER	.04	7
ADMIN TOTAL	.92	22
PAYROLL	.75	11
MGMT FEES	.59	14
PROF FEES	.17	10
GEN OFC EXP	.09	11
OTHER ADM EXP	.04	14

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.03	20
REAL ESTATE TAX	1.54	20
BUILDING INS	.47	20
PERS PROP TAX	.46	2
OTHER TAX		
LEASING EXPENSES	1.31	9
ADV/PROMOTION	.12	6
COMMISSIONS	.05	2
PROF FEES	.13	2
TENANT ALTS	4.75	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.17	17
CLEANING	1.62	2
REPAIR/MAINT	.61	12
RDS/GROUNDS	.27	3
SECURITY	.06	2
ADMINISTRATIVE	.75	11
TOTAL CONTRACTS	1.51	23
CLEANING	.83	21
REPAIR/MAINT	.49	9
RDS/GROUNDS	.34	18
SECURITY	.23	14
ADMINISTRATIVE	.66	15

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Single Purpose Buildings

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	24 BLDS	1,821,049 SQ. FT.				1,818,106 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	19					14.93	15.76	12.17	17.13
RETAIL AREA									
OTHER AREA									
TOTAL RENT	19	14.94	15.76	12.17	17.13				
NET PARKING INC									
MISCELLANEOUS	4	1.66	.29	.18	2.71				
TOTAL INCOME	19	15.24	16.01	12.17	17.13				
EXPENSE									
CLEANING	22	.87	.80	.73	1.09	.87	.80	.73	1.09
REPAIR-MAINT	23	.79	.70	.51	.94	.79	.70	.51	.94
UTILITIES	21	2.27	1.79	1.27	2.98	2.27	1.79	1.27	2.98
RDS/GRNDS/SEC	24	.43	.36	.25	.56	.43	.36	.25	.56
ADMINISTRATIVE	24	.67	.68	.44	.84	.67	.68	.44	.85
TOTAL OPER EXP	18	5.23	4.68	4.11	5.92	5.24	4.68	4.11	5.92
FIXED EXPENSES	24	1.51	1.41	1.02	1.79	1.51	1.41	1.02	1.79
TOTAL OPER + FIX	18	6.83	6.43	5.24	7.91	6.85	6.43	5.24	7.91
LEASING EXP	7	.88	.06	.00	1.74				
TOTAL PAYROLL	18	.67	.50	.22	.89				
TOTAL CONTRACT	23	.95	.88	.71	1.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	52248	19
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	237	18
AVG % OFFICE OCCUPANCY	97.8	22
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.95	11
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.97	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.88	21
PAYROLL	.67	2
CONTRACT	.88	20
SUP/MAT/MISC	.12	16
TRASH REMOVAL	.09	21
REPR/MAINT TOTAL	.79	22
PAYROLL	.38	14
ELEVATOR	.06	18
HVAC	.22	22
ELECTRICAL	.07	19
STRUCT/ROOF	.03	9
PLUMBING	.02	18
FIRE/LIFE SFTY	.03	11
OTHER MAINT/SUP	.19	20

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.26	20
ELECTRICAL	2.20	19
GAS	.13	12
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	20
RDS/GNDS/SEC TOTAL	.44	23
RDS/GNDS TOTAL	.33	23
RDS/GNDS PAYRL	.31	4
RDS/GNDS CONTR	.24	21
RDS/GNDS OTHER	.08	18

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.18	14
SEC PAYROLL		
SEC CONTRACTS	.18	12
SEC OTHER	.06	6
ADMIN TOTAL	.66	23
PAYROLL	.49	8
MGMT FEES	.55	18
PROF FEES	.03	9
GEN OFC EXP	.12	6
OTHER ADM EXP	.04	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.55	23
REAL ESTATE TAX	1.42	23
BUILDING INS	.15	21
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.88	7
ADV/PROMOTION	.06	3
COMMISSIONS		
PROF FEES	.17	2
TENANT ALTS	1.19	2
BUY-OUTS		
OTHER LEASING	1.76	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.67	18
CLEANING	.67	2
REPAIR/MAINT	.38	14
RDS/GROUNDS	.31	4
SECURITY		
ADMINISTRATIVE	.49	8
TOTAL CONTRACTS	.95	23
CLEANING	.88	20
REPAIR/MAINT	.24	5
RDS/GROUNDS	.24	21
SECURITY	.18	12
ADMINISTRATIVE	.50	20

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	34 BLDS	5,996,606 SQ. FT.				5,877,202 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	23					17.35	18.10	15.55	20.32
RETAIL AREA									
OTHER AREA	4	7.14	8.49	4.45	14.85				
TOTAL RENT	23	17.17	18.10	15.55	20.59				
NET PARKING INC	4	.45	.27	.22	.87				
MISCELLANEOUS	7	.51	.02	.01	.27				
TOTAL INCOME	23	17.41	18.10	15.89	20.59				
EXPENSE									
CLEANING	31	1.04	.97	.87	1.24	1.04	.97	.87	1.24
REPAIR-MAINT	33	1.18	1.01	.77	1.59	1.18	1.01	.77	1.59
UTILITIES	32	2.29	2.29	1.61	3.30	2.29	2.29	1.61	3.30
RDS/GRNDS/SEC	33	.61	.42	.27	.83	.62	.44	.27	.85
ADMINISTRATIVE	32	.75	.74	.57	.98	.76	.75	.57	1.01
TOTAL OPER EXP	30	5.81	5.68	4.95	6.76	5.95	5.68	4.95	7.09
FIXED EXPENSES	31	2.27	1.94	1.40	2.59	2.32	1.96	1.40	2.59
TOTAL OPER + FIX	27	8.10	7.77	7.25	8.60	8.32	7.99	7.25	8.18
LEASING EXP	13	.62	.62	.01	.97				
TOTAL PAYROLL	31	1.00	.73	.42	1.13				
TOTAL CONTRACT	34	1.29	1.30	.91	1.80				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	168472	25
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	252	28
AVG % OFFICE OCCUPANCY	96.5	29
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.73	15
AVG NET PRKNG INC/STALL	72.93	3
RENTABLE/GROSS SQFT	.95	28

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.04	31
PAYROLL	.48	6
CONTRACT	.80	30
SUP/MAT/MISC	.11	24
TRASH REMOVAL	.08	30
REPR/MAINT TOTAL	1.18	32
PAYROLL	.58	26
ELEVATOR	.10	29
HVAC	.25	30
ELECTRICAL	.07	29
STRUCT/ROOF	.06	19
PLUMBING	.03	27
FIRE/LIFE SFTY	.05	22
OTHER MAINT/SUP	.22	31

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.29	32
ELECTRICAL	2.04	32
GAS	.10	18
FUEL OIL	.06	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	32
RDS/GNDS/SEC TOTAL	.61	33
RDS/GNDS TOTAL	.25	32
RDS/GNDS PAYRL	.22	6
RDS/GNDS CONTR	.19	29
RDS/GNDS OTHER	.07	15

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.43	27
SEC PAYROLL	.16	5
SEC CONTRACTS	.42	24
SEC OTHER	.04	18
ADMIN TOTAL	.75	32
PAYROLL	.39	26
MGMT FEES	.49	19
PROF FEES	.06	14
GEN OFC EXP	.07	24
OTHER ADM EXP	.07	22

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.27	31
REAL ESTATE TAX	2.07	31
BUILDING INS	.18	29
PERS PROP TAX	.40	8
OTHER TAX	.04	2
LEASING EXPENSES	.63	13
ADV/PROMOTION	.03	7
COMMISSIONS	.02	4
PROF FEES	1.08	4
TENANT ALTS	.52	7
BUY-OUTS		
OTHER LEASING	.13	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.00	31
CLEANING	.48	6
REPAIR/MAINT	.58	26
RDS/GROUNDS	.22	6
SECURITY	.16	5
ADMINISTRATIVE	.39	26
TOTAL CONTRACTS	1.29	34
CLEANING	.80	30
REPAIR/MAINT	.39	12
RDS/GROUNDS	.19	29
SECURITY	.42	24
ADMINISTRATIVE	.48	21

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Single Purpose Buildings

SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	3,987,979 SQ. FT.				3,931,508 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					17.14	14.47	11.97	21.78
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	18.15	14.82	11.97	25.57				
NET PARKING INC	2	1.43	1.26						
MISCELLANEOUS									
TOTAL INCOME	5	18.72	14.82	12.19	26.62				
EXPENSE									
CLEANING	8	1.14	1.03	.85	1.47	1.14	1.03	.85	1.48
REPAIR-MAINT	8	1.21	1.03	.74	1.62	1.21	1.04	.74	1.62
UTILITIES	9	1.74	1.81	1.46	2.15	1.75	1.81	1.47	2.15
RDS/GRNDS/SEC	10	.73	.45	.28	1.15	.74	.45	.28	1.15
ADMINISTRATIVE	9	.76	.87	.47	1.00	.77	.87	.49	1.00
TOTAL OPER EXP	8	5.73	5.25	5.11	6.55	5.83	5.25	5.19	6.73
FIXED EXPENSES	9	1.67	1.80	1.28	2.17	1.70	1.80	1.28	2.26
TOTAL OPER + FIX	8	7.47	7.28	6.20	8.46	7.60	7.41	6.20	8.84
LEASING EXP	3	.66	.71						
TOTAL PAYROLL	9	1.25	.57	.22	1.92				
TOTAL CONTRACT	10	1.15	1.00	.42	1.91				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	116321	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	303	8
AVG % OFFICE OCCUPANCY	97.1	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	21.38	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.91	9

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.14	8	**UTILITIES TOTAL**	1.75	9	SECURITY TOTAL	.42	10	**FIXED EXP TOTAL**	1.67	9	**TOTAL PAYROLL**	1.25	9
PAYROLL	.72	3	ELECTRICAL	1.60	9	SEC PAYROLL	.28	3	REAL ESTATE TAX	1.54	9	CLEANING	.72	3
CONTRACT	.82	7	GAS	.13	4	SEC CONTRACTS	.33	9	BUILDING INS	.12	8	REPAIR/MAINT	.79	5
SUP/MAT/MISC	.07	8	FUEL OIL	.02	2	SEC OTHER	.07	3	PERS PROP TAX	.05	2	RDS/GROUNDS	.28	2
TRASH REMOVAL	.07	8	PURCH STEAM			**ADMIN TOTAL**	.76	9	OTHER TAX	.08	2	SECURITY	.28	3
REPR/MAINT TOTAL	1.21	8	PURCH CH WTR			PAYROLL	.38	8	**LEASING EXPENSES**	.66	3	ADMINISTRATIVE	.38	8
PAYROLL	.79	5	COAL			MGMT FEES	.50	5	ADV/PROMOTION	.07	2	**TOTAL CONTRACTS**	1.15	10
ELEVATOR	.12	7	WATER/SEWER	.08	9	PROF FEES	.03	5	COMMISSIONS			CLEANING	.82	7
HVAC	.30	8	**RDS/GNDS/SEC TOTAL**	.73	10	GEN OFC EXP	.12	7	PROF FEES			REPAIR/MAINT	.24	4
ELECTRICAL	.10	8	RDS/GNDS TOTAL	.31	10	OTHER ADM EXP	.08	6	TENANT ALTS	.28	2	RDS/GROUNDS	.17	10
STRUCT/ROOF	.05	4	RDS/GNDS PAYRL	.28	2				BUY-OUTS			SECURITY	.33	9
PLUMBING	.03	8	RDS/GNDS CONTR	.17	10				OTHER LEASING			ADMINISTRATIVE	.35	7
FIRE/LIFE SFTY	.03	7	RDS/GNDS OTHER	.10	7									
OTHER MAINT/SUP	.15	7												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	3,790,423 SQ. FT.				3,693,223 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	1.42	1.59	1.18	1.69	1.19	1.19	.79	1.69
REPAIR-MAINT	4	2.28	2.10	1.40	3.11	2.28	2.10	1.40	3.11
UTILITIES	4	2.50	2.56	1.82	3.59	2.09	1.95	1.82	2.60
RDS/GRNDS/SEC	4	1.16	1.31	.78	1.50	1.19	1.35	.78	1.56
ADMINISTRATIVE	4	.43	.41	.20	.58	.45	.41	.20	.60
TOTAL OPER EXP	4	7.80	8.55	6.60	9.24	8.00	8.85	6.83	9.33
FIXED EXPENSES	3	2.47	2.28			2.55	2.37		
TOTAL OPER + FIX	3	9.85	10.53			10.17	11.31		
LEASING EXP									
TOTAL PAYROLL	4	2.31	2.36	1.10	3.41				
TOTAL CONTRACT	4	1.45	1.54	.54	2.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	971603	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	280	4
AVG % OFFICE OCCUPANCY	97.2	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.90	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.42	4	**UTILITIES TOTAL**	2.50	4	SECURITY TOTAL	.84	4	**FIXED EXP TOTAL**	2.47	3	**TOTAL PAYROLL**	2.31	4
PAYROLL	.77	2	ELECTRICAL	2.24	4	SEC PAYROLL	.73	3	REAL ESTATE TAX	1.79	3	CLEANING	.77	2
CONTRACT	1.20	3	GAS	.11	2	SEC CONTRACTS	.27	3	BUILDING INS	.08	3	REPAIR/MAINT	1.07	4
SUP/MAT/MISC	.07	4	FUEL OIL	.12	2	SEC OTHER	.14	2	PERS PROP TAX	.82	2	RDS/GROUNDS	.27	2
TRASH REMOVAL	.09	4	PURCH STEAM			**ADMIN TOTAL**	.43	4	OTHER TAX			SECURITY	.73	3
REPR/MAINT TOTAL	2.28	4	PURCH CH WTR			PAYROLL	.25	4	**LEASING EXPENSES**			ADMINISTRATIVE	.25	4
PAYROLL	1.07	4	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.45	4
ELEVATOR	.09	4	WATER/SEWER	.13	4	PROF FEES			COMMISSIONS			CLEANING	1.20	3
HVAC	.29	4	**RDS/GNDS/SEC TOTAL**	1.16	4	GEN OFC EXP	.08	3	PROF FEES			REPAIR/MAINT		
ELECTRICAL	.28	4	RDS/GNDS TOTAL	.32	4	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.11	3
STRUCT/ROOF	.10	4	RDS/GNDS PAYRL	.27	2				BUY-OUTS			SECURITY	.27	3
PLUMBING	.12	3	RDS/GNDS CONTR	.11	3				OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER	.08	4									
OTHER MAINT/SUP	.34	4												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

United States Private Sector: National Cross-Tabulations

Age/Height Analyses

Age/Size Analyses

Location/Size Analyses

Occupancy/Location Analyses

Age/Height Analysis

0-9 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	396 BLDS	29,988,284 SQ. FT.				29,811,861 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	373					14.31	13.11	9.75	16.58
RETAIL AREA	14	18.37	14.75	12.06	22.76				
OTHER AREA	7	11.94	6.71	6.25	17.44				
TOTAL RENT	373	14.31	13.11	9.75	16.58				
NET PARKING INC	52	.45	.12	.04	.50				
MISCELLANEOUS	191	.43	.11	.03	.38				
TOTAL INCOME	373	14.67	13.59	9.96	17.14				
EXPENSE									
CLEANING	372	.83	.77	.64	.95	.83	.78	.64	.95
REPAIR-MAINT	374	.77	.66	.49	.92	.78	.66	.49	.92
UTILITIES	362	1.87	1.61	1.31	2.00	1.87	1.61	1.31	2.00
RDS/GRNDS/SEC	386	.44	.34	.23	.51	.45	.34	.23	.51
ADMINISTRATIVE	389	.80	.70	.50	.96	.81	.70	.50	.97
TOTAL OPER EXP	341	4.67	4.32	3.64	5.06	4.71	4.32	3.64	5.08
FIXED EXPENSES	382	1.79	1.52	1.17	2.08	1.80	1.52	1.17	2.10
TOTAL OPER + FIX	333	6.45	5.89	4.95	6.89	6.49	5.94	4.97	7.01
LEASING EXP	279	1.48	.64	.16	2.12				
TOTAL PAYROLL	302	.64	.39	.24	.64				
TOTAL CONTRACT	384	1.17	1.01	.74	1.32				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6765	345
AVG SQFT/RETAIL TENANT	2299	16
AVG SQFT/OFFICE WORKER	270	266
AVG % OFFICE OCCUPANCY	88.2	383
AVG % RETAIL OCCUPANCY	90.3	16
AVG $ RATE YR-END RENT	15.75	290
AVG NET PRKNG INC/STALL	209.22	29
RENTABLE/GROSS SQFT	.94	275

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.83	361
PAYROLL	.27	37
CONTRACT	.68	350
SUP/MAT/MISC	.10	276
TRASH REMOVAL	.07	347
REPR/MAINT TOTAL	.77	361
PAYROLL	.33	254
ELEVATOR	.06	324
HVAC	.16	354
ELECTRICAL	.05	313
STRUCT/ROOF	.06	199
PLUMBING	.02	285
FIRE/LIFE SFTY	.03	226
OTHER MAINT/SUP	.20	342

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.87	356
ELECTRICAL	1.69	356
GAS	.13	154
FUEL OIL	.04	4
PURCH STEAM	.32	4
PURCH CH WTR	.05	11
COAL	.06	2
WATER/SEWER	.09	336
RDS/GNDS/SEC TOTAL	.45	381
RDS/GNDS TOTAL	.27	366
RDS/GNDS PAYRL	.21	24
RDS/GNDS CONTR	.23	336
RDS/GNDS OTHER	.07	226

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	301
SEC PAYROLL	.29	25
SEC CONTRACTS	.20	263
SEC OTHER	.04	102
ADMIN TOTAL	.80	383
PAYROLL	.41	151
MGMT FEES	.51	350
PROF FEES	.08	201
GEN OFC EXP	.08	232
OTHER ADM EXP	.07	240

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.80	377
REAL ESTATE TAX	1.62	377
BUILDING INS	.16	375
PERS PROP TAX	.31	61
OTHER TAX	.13	55
LEASING EXPENSES	1.48	279
ADV/PROMOTION	.07	185
COMMISSIONS	.12	82
PROF FEES	.44	196
TENANT ALTS	1.44	188
BUY-OUTS	.66	16
OTHER LEASING	.17	71

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.64	302
CLEANING	.27	37
REPAIR/MAINT	.33	254
RDS/GROUNDS	.21	24
SECURITY	.29	25
ADMINISTRATIVE	.41	151
TOTAL CONTRACTS	1.17	384
CLEANING	.68	350
REPAIR/MAINT	.26	135
RDS/GROUNDS	.23	336
SECURITY	.20	263
ADMINISTRATIVE	.53	365

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

0-9 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	246 BLDS	39,573,560 SQ. FT.				38,573,435 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	227					15.92	15.06	10.71	18.94
RETAIL AREA	44	16.93	16.14	11.06	23.68				
OTHER AREA	17	6.01	4.98	2.91	12.13				
TOTAL RENT	229	15.88	15.05	10.69	18.99				
NET PARKING INC	104	.66	.18	.07	.73				
MISCELLANEOUS	155	.51	.12	.05	.36				
TOTAL INCOME	229	16.62	15.38	10.94	20.26				
EXPENSE									
CLEANING	245	.92	.82	.67	1.04	.94	.83	.68	1.06
REPAIR-MAINT	245	.99	.84	.65	1.03	1.00	.85	.66	1.05
UTILITIES	243	1.66	1.60	1.25	1.93	1.68	1.61	1.26	1.95
RDS/GRNDS/SEC	244	.53	.37	.22	.59	.54	.39	.22	.60
ADMINISTRATIVE	246	.93	.91	.71	1.20	.96	.92	.71	1.24
TOTAL OPER EXP	242	5.04	4.50	3.91	5.48	5.17	4.65	3.93	5.64
FIXED EXPENSES	241	2.22	1.88	1.36	2.65	2.28	1.91	1.38	2.71
TOTAL OPER + FIX	238	7.20	6.76	5.45	8.06	7.39	6.81	5.48	8.16
LEASING EXP	196	1.87	.82	.15	2.21				
TOTAL PAYROLL	226	.81	.59	.41	.83				
TOTAL CONTRACT	237	1.28	1.10	.86	1.41				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8681	212
AVG SQFT/RETAIL TENANT	3187	44
AVG SQFT/OFFICE WORKER	217	183
AVG % OFFICE OCCUPANCY	88.4	236
AVG % RETAIL OCCUPANCY	85.0	46
AVG $ RATE YR-END RENT	16.09	179
AVG NET PRKNG INC/STALL	249.75	78
RENTABLE/GROSS SQFT	.93	196

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.92	238
PAYROLL	.40	26
CONTRACT	.77	234
SUP/MAT/MISC	.08	189
TRASH REMOVAL	.06	225
REPR/MAINT TOTAL	.99	239
PAYROLL	.42	195
ELEVATOR	.12	238
HVAC	.18	235
ELECTRICAL	.06	214
STRUCT/ROOF	.04	123
PLUMBING	.02	203
FIRE/LIFE SFTY	.04	170
OTHER MAINT/SUP	.23	226

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.66	234
ELECTRICAL	1.51	234
GAS	.11	91
FUEL OIL	.01	16
PURCH STEAM	.26	3
PURCH CH WTR	.26	13
COAL		
WATER/SEWER	.08	220
RDS/GNDS/SEC TOTAL	.53	237
RDS/GNDS TOTAL	.21	225
RDS/GNDS PAYRL	.13	24
RDS/GNDS CONTR	.17	199
RDS/GNDS OTHER	.07	135

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	219
SEC PAYROLL	.42	37
SEC CONTRACTS	.24	203
SEC OTHER	.05	86
ADMIN TOTAL	.94	239
PAYROLL	.33	185
MGMT FEES	.53	224
PROF FEES	.10	150
GEN OFC EXP	.09	190
OTHER ADM EXP	.08	181

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.23	233
REAL ESTATE TAX	2.00	233
BUILDING INS	.17	229
PERS PROP TAX	.21	55
OTHER TAX	.11	47
LEASING EXPENSES	1.87	196
ADV/PROMOTION	.07	141
COMMISSIONS	.12	75
PROF FEES	.50	146
TENANT ALTS	1.69	144
BUY-OUTS	.59	11
OTHER LEASING	.19	67

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.81	226
CLEANING	.40	26
REPAIR/MAINT	.42	195
RDS/GROUNDS	.13	24
SECURITY	.42	37
ADMINISTRATIVE	.33	185
TOTAL CONTRACTS	1.28	237
CLEANING	.77	234
REPAIR/MAINT	.33	94
RDS/GROUNDS	.17	199
SECURITY	.24	203
ADMINISTRATIVE	.56	231

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

0-9 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	220 BLDS	57,285,993 SQ. FT.				56,133,367 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	210					17.03	15.34	11.63	20.79
RETAIL AREA	61	19.82	17.31	10.00	21.71				
OTHER AREA	20	6.91	8.30	5.47	12.76				
TOTAL RENT	212	17.09	15.22	11.60	20.93				
NET PARKING INC	136	.73	.45	.14	1.30				
MISCELLANEOUS	154	.39	.15	.06	.45				
TOTAL INCOME	212	17.92	15.84	12.10	22.06				
EXPENSE									
CLEANING	217	.86	.78	.67	1.01	.87	.78	.68	1.03
REPAIR-MAINT	219	.97	.92	.74	1.16	.99	.92	.74	1.17
UTILITIES	216	1.57	1.54	1.33	1.83	1.58	1.54	1.35	1.84
RDS/GRNDS/SEC	218	.46	.42	.31	.56	.47	.44	.31	.57
ADMINISTRATIVE	219	1.03	.99	.74	1.22	1.05	1.01	.75	1.24
TOTAL OPER EXP	215	4.88	4.68	4.24	5.41	4.98	4.83	4.28	5.50
FIXED EXPENSES	211	2.41	1.87	1.46	2.72	2.46	1.92	1.46	2.74
TOTAL OPER+FIX	208	7.28	6.63	5.79	8.13	7.43	6.74	5.86	8.47
LEASING EXP	182	1.33	.76	.24	1.56				
TOTAL PAYROLL	213	.72	.62	.44	.86				
TOTAL CONTRACT	213	1.20	1.14	.90	1.44				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9273	202
AVG SQFT/RETAIL TENANT	3224	73
AVG SQFT/OFFICE WORKER	206	170
AVG % OFFICE OCCUPANCY	87.6	215
AVG % RETAIL OCCUPANCY	87.5	75
AVG $ RATE YR-END RENT	18.59	187
AVG NET PRKNG INC/STALL	287.06	105
RENTABLE/GROSS SQFT	.89	179

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.86	210
PAYROLL	.43	35
CONTRACT	.69	206
SUP/MAT/MISC	.06	164
TRASH REMOVAL	.05	189
REPR/MAINT TOTAL	.98	214
PAYROLL	.38	184
ELEVATOR	.19	213
HVAC	.16	209
ELECTRICAL	.04	191
STRUCT/ROOF	.05	107
PLUMBING	.02	179
FIRE/LIFE SFTY	.04	152
OTHER MAINT/SUP	.20	208

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.57	210
ELECTRICAL	1.42	210
GAS	.08	72
FUEL OIL	.02	35
PURCH STEAM	.33	7
PURCH CH WTR	.58	8
COAL	.05	2
WATER/SEWER	.07	203
RDS/GNDS/SEC TOTAL	.46	213
RDS/GNDS TOTAL	.16	198
RDS/GNDS PAYRL	.06	13
RDS/GNDS CONTR	.12	182
RDS/GNDS OTHER	.06	117

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.32	209
SEC PAYROLL	.33	28
SEC CONTRACTS	.28	196
SEC OTHER	.03	73
ADMIN TOTAL	1.03	215
PAYROLL	.31	181
MGMT FEES	.56	206
PROF FEES	.09	153
GEN OFC EXP	.10	185
OTHER ADM EXP	.08	167

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.42	207
REAL ESTATE TAX	2.21	207
BUILDING INS	.16	209
PERS PROP TAX	.05	68
OTHER TAX	.13	69
LEASING EXPENSES	1.33	182
ADV/PROMOTION	.08	151
COMMISSIONS	.05	80
PROF FEES	.42	137
TENANT ALTS	1.07	132
BUY-OUTS	.42	12
OTHER LEASING	.18	82

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.72	213
CLEANING	.43	35
REPAIR/MAINT	.38	184
RDS/GROUNDS	.06	13
SECURITY	.33	28
ADMINISTRATIVE	.31	181
TOTAL CONTRACTS	1.20	213
CLEANING	.69	206
REPAIR/MAINT	.38	85
RDS/GROUNDS	.12	182
SECURITY	.28	196
ADMINISTRATIVE	.61	211

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

0-9 YEARS 20-29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	99 BLDS	42,980,468 SQ. FT.				41,808,668 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	86					19.07	17.68	14.45	22.21
RETAIL AREA	42	17.90	14.64	8.19	20.72				
OTHER AREA	9	8.62	4.68	3.00	7.96				
TOTAL RENT	90	19.01	17.56	14.34	22.06				
NET PARKING INC	56	.89	.72	.39	1.29				
MISCELLANEOUS	68	.52	.23	.09	.49				
TOTAL INCOME	90	20.01	18.55	14.63	22.52				
EXPENSE									
CLEANING	99	1.00	.86	.72	1.15	1.01	.88	.73	1.17
REPAIR-MAINT	99	1.11	1.01	.82	1.21	1.13	1.02	.84	1.26
UTILITIES	99	1.61	1.52	1.23	1.93	1.63	1.54	1.24	1.93
RDS/GRNDS/SEC	97	.47	.44	.29	.60	.48	.44	.30	.62
ADMINISTRATIVE	98	1.05	1.01	.81	1.31	1.06	1.04	.84	1.33
TOTAL OPER EXP	99	5.22	5.01	4.35	5.63	5.37	5.13	4.41	5.84
FIXED EXPENSES	93	2.94	2.38	1.75	3.82	3.03	2.44	1.78	3.75
TOTAL OPER+FIX	93	8.09	7.37	6.23	9.77	8.33	7.53	6.38	10.26
LEASING EXP	73	1.86	1.12	.24	2.42				
TOTAL PAYROLL	92	.95	.80	.54	1.10				
TOTAL CONTRACT	93	1.25	1.14	.87	1.49				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14306	90
AVG SQFT/RETAIL TENANT	2388	58
AVG SQFT/OFFICE WORKER	287	79
AVG % OFFICE OCCUPANCY	88.7	96
AVG % RETAIL OCCUPANCY	82.6	59
AVG $ RATE YR-END RENT	20.43	73
AVG NET PRKNG INC/STALL	621.45	50
RENTABLE/GROSS SQFT	.91	81

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.99	96
PAYROLL	.39	26
CONTRACT	.78	93
SUP/MAT/MISC	.07	83
TRASH REMOVAL	.06	86
REPR/MAINT TOTAL	1.10	96
PAYROLL	.43	62
ELEVATOR	.25	94
HVAC	.14	93
ELECTRICAL	.04	85
STRUCT/ROOF	.04	54
PLUMBING	.02	81
FIRE/LIFE SFTY	.04	68
OTHER MAINT/SUP	.23	91

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.64	94
ELECTRICAL	1.49	94
GAS	.08	30
FUEL OIL		
PURCH STEAM	.20	7
PURCH CH WTR	.49	8
COAL		
WATER/SEWER	.07	90
RDS/GNDS/SEC TOTAL	.47	94
RDS/GNDS TOTAL	.14	83
RDS/GNDS PAYRL	.12	11
RDS/GNDS CONTR	.10	70
RDS/GNDS OTHER	.05	51

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	89
SEC PAYROLL	.39	22
SEC CONTRACTS	.30	76
SEC OTHER	.03	41
ADMIN TOTAL	1.06	94
PAYROLL	.34	87
MGMT FEES	.54	86
PROF FEES	.11	70
GEN OFC EXP	.12	87
OTHER ADM EXP	.09	69

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.89	89
REAL ESTATE TAX	2.63	89
BUILDING INS	.19	91
PERS PROP TAX	.03	23
OTHER TAX	.18	33
LEASING EXPENSES	1.86	73
ADV/PROMOTION	.08	65
COMMISSIONS	.11	39
PROF FEES	.39	53
TENANT ALTS	1.49	54
BUY-OUTS	.85	7
OTHER LEASING	.49	37

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.95	92
CLEANING	.39	26
REPAIR/MAINT	.43	62
RDS/GROUNDS	.12	11
SECURITY	.39	22
ADMINISTRATIVE	.34	87
TOTAL CONTRACTS	1.25	93
CLEANING	.78	93
REPAIR/MAINT	.40	33
RDS/GROUNDS	.10	70
SECURITY	.30	78
ADMINISTRATIVE	.58	90

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

0-9 YEARS 30-39 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	36 BLDS	21,584,365 SQ. FT.				21,204,277 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	33					21.53	17.04	12.48	29.14
RETAIL AREA	21	13.60	9.77	5.23	28.82				
OTHER AREA	3	14.63	2.48						
TOTAL RENT	33	21.43	17.03	12.45	29.21				
NET PARKING INC	29	.76	.57	.33	1.12				
MISCELLANEOUS	28	.42	.18	.12	.45				
TOTAL INCOME	33	22.50	17.51	12.96	29.54				
EXPENSE									
CLEANING	36	1.15	.93	.72	1.30	1.16	.93	.73	1.31
REPAIR-MAINT	36	1.32	1.23	.91	1.51	1.34	1.26	.92	1.53
UTILITIES	36	1.80	1.51	1.26	1.92	1.82	1.51	1.28	1.93
RDS/GRNDS/SEC	36	.54	.49	.38	.65	.55	.51	.39	.67
ADMINISTRATIVE	36	1.02	1.04	.68	1.27	1.04	1.04	.69	1.32
TOTAL OPER EXP	36	5.83	5.15	4.52	6.56	5.93	5.28	4.53	6.58
FIXED EXPENSES	36	3.96	2.51	1.82	5.17	4.03	2.53	1.84	5.42
TOTAL OPER + FIX	36	9.79	7.97	6.23	11.71	9.97	8.15	6.41	11.92
LEASING EXP	27	3.91	1.71	.51	5.43				
TOTAL PAYROLL	35	1.16	.77	.59	1.07				
TOTAL CONTRACT	36	1.36	1.16	.84	1.79				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18522	35
AVG SQFT/RETAIL TENANT	2129	24
AVG SQFT/OFFICE WORKER	267	33
AVG % OFFICE OCCUPANCY	85.7	36
AVG % RETAIL OCCUPANCY	84.2	24
AVG $ RATE YR-END RENT	22.29	27
AVG NET PRKNG INC/STALL	837.09	25
RENTABLE/GROSS SQFT	.88	27

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.15	36
PAYROLL	.66	10
CONTRACT	.83	35
SUP/MAT/MISC	.09	31
TRASH REMOVAL	.07	35
REPR/MAINT TOTAL	1.32	36
PAYROLL	.54	31
ELEVATOR	.30	36
HVAC	.21	35
ELECTRICAL	.06	32
STRUCT/ROOF	.04	17
PLUMBING	.02	29
FIRE/LIFE SFTY	.05	25
OTHER MAINT/SUP	.26	35

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.80	36
ELECTRICAL	1.60	36
GAS	.04	10
FUEL OIL		
PURCH STEAM	.24	7
PURCH CH WTR	.72	4
COAL		
WATER/SEWER	.06	36
RDS/GNDS/SEC TOTAL	.54	36
RDS/GNDS TOTAL	.10	30
RDS/GNDS PAYRL	.03	2
RDS/GNDS CONTR	.09	25
RDS/GNDS OTHER	.05	17

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.46	36
SEC PAYROLL	.40	19
SEC CONTRACTS	.35	25
SEC OTHER	.02	20
ADMIN TOTAL	1.02	36
PAYROLL	.31	30
MGMT FEES	.54	33
PROF FEES	.07	30
GEN OFC EXP	.14	34
OTHER ADM EXP	.09	28

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.96	36
REAL ESTATE TAX	3.72	36
BUILDING INS	.21	36
PERS PROP TAX	.03	11
OTHER TAX	.08	12
LEASING EXPENSES	3.91	27
ADV/PROMOTION	.08	20
COMMISSIONS	.27	11
PROF FEES	.75	20
TENANT ALTS	3.77	21
BUY-OUTS	.49	5
OTHER LEASING	.34	12

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.16	35
CLEANING	.66	10
REPAIR/MAINT	.54	31
RDS/GROUNDS	.03	2
SECURITY	.40	19
ADMINISTRATIVE	.31	30
TOTAL CONTRACTS	1.36	36
CLEANING	.83	35
REPAIR/MAINT	.60	15
RDS/GROUNDS	.09	25
SECURITY	.35	25
ADMINISTRATIVE	.58	34

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

0-9 YEARS 40-49 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	30 BLDS	27,536,061 SQ. FT.				26,761,351 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	28					23.35	23.29	16.07	29.12
RETAIL AREA	18	16.60	15.93	5.03	28.89				
OTHER AREA	3	12.63	8.42						
TOTAL RENT	28	23.07	22.85	16.12	28.98				
NET PARKING INC	18	.63	.62	.24	.79				
MISCELLANEOUS	23	.43	.37	.04	.58				
TOTAL INCOME	28	23.85	24.36	16.68	30.07				
EXPENSE									
CLEANING	30	1.13	1.08	.84	1.41	1.16	1.09	.85	1.43
REPAIR-MAINT	29	1.17	1.13	.84	1.47	1.20	1.15	.88	1.50
UTILITIES	30	1.59	1.60	1.09	1.92	1.61	1.60	1.14	2.06
RDS/GRNDS/SEC	29	.47	.43	.28	.56	.48	.44	.29	.56
ADMINISTRATIVE	30	.76	.81	.49	1.10	.79	.82	.50	1.11
TOTAL OPER EXP	29	5.26	5.06	4.39	6.48	5.41	5.18	4.45	6.50
FIXED EXPENSES	30	4.01	3.14	2.14	6.62	4.13	3.17	2.14	6.76
TOTAL OPER + FIX	29	9.35	8.44	6.59	12.30	9.62	8.70	6.62	12.67
LEASING EXP	24	1.32	.86	.22	1.96				
TOTAL PAYROLL	29	.82	.69	.55	1.09				
TOTAL CONTRACT	29	1.51	1.52	1.10	1.81				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	23474	27
AVG SQFT/RETAIL TENANT	2417	21
AVG SQFT/OFFICE WORKER	310	27
AVG % OFFICE OCCUPANCY	90.9	29
AVG % RETAIL OCCUPANCY	81.7	22
AVG $ RATE YR-END RENT	22.89	19
AVG NET PRKNG INC/STALL	817.15	17
RENTABLE/GROSS SQFT	.87	25

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.16	29
PAYROLL	.33	7
CONTRACT	.99	28
SUP/MAT/MISC	.07	26
TRASH REMOVAL	.07	29
REPR/MAINT TOTAL	1.17	29
PAYROLL	.47	25
ELEVATOR	.30	29
HVAC	.20	29
ELECTRICAL	.05	27
STRUCT/ROOF	.02	14
PLUMBING	.02	27
FIRE/LIFE SFTY	.04	25
OTHER MAINT/SUP	.19	29

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.61	29
ELECTRICAL	1.48	29
GAS	.07	10
FUEL OIL		
PURCH STEAM	.19	5
PURCH CH WTR	.15	3
COAL		
WATER/SEWER	.07	27
RDS/GNDS/SEC TOTAL	.46	28
RDS/GNDS TOTAL	.07	23
RDS/GNDS PAYRL	.02	3
RDS/GNDS CONTR	.05	19
RDS/GNDS OTHER	.04	14

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.41	28
SEC PAYROLL	.36	9
SEC CONTRACTS	.33	23
SEC OTHER	.04	16
ADMIN TOTAL	.77	29
PAYROLL	.24	27
MGMT FEES	.46	27
PROF FEES	.05	20
GEN OFC EXP	.05	23
OTHER ADM EXP	.06	24

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.09	29
REAL ESTATE TAX	3.86	29
BUILDING INS	.20	28
PERS PROP TAX	.04	5
OTHER TAX	.10	11
LEASING EXPENSES	1.32	24
ADV/PROMOTION	.06	18
COMMISSIONS	.06	14
PROF FEES	.51	16
TENANT ALTS	1.07	20
BUY-OUTS	.11	6
OTHER LEASING	.07	11

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.82	29
CLEANING	.33	7
REPAIR/MAINT	.47	25
RDS/GROUNDS	.02	3
SECURITY	.36	9
ADMINISTRATIVE	.24	27
TOTAL CONTRACTS	1.51	29
CLEANING	.99	28
REPAIR/MAINT	.46	15
RDS/GROUNDS	.05	19
SECURITY	.33	23
ADMINISTRATIVE	.49	27

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

0-9 YEARS 50 OR MORE STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	25 BLDS	32,967,372 SQ. FT.				31,655,553 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	23					20.91	21.22	16.07	23.35
RETAIL AREA	16	12.09	11.12	7.30	15.22				
OTHER AREA	8	18.99	18.58	2.15	44.02				
TOTAL RENT	23	20.49	21.04	15.25	22.85				
NET PARKING INC	22	.68	.63	.32	1.05				
MISCELLANEOUS	19	.52	.15	.03	.40				
TOTAL INCOME	23	21.57	21.71	17.20	23.82				
EXPENSE									
CLEANING	25	.96	.79	.71	1.19	.99	.87	.73	1.20
REPAIR-MAINT	24	1.02	1.06	.94	1.16	1.06	1.07	.96	1.18
UTILITIES	24	1.58	1.47	1.24	1.62	1.60	1.48	1.25	1.62
RDS/GRNDS/SEC	25	.47	.43	.35	.53	.48	.43	.35	.54
ADMINISTRATIVE	25	.99	.88	.61	1.22	1.03	91	.62	1.27
TOTAL OPER EXP	23	4.89	4.78	4.37	5.09	5.09	4.99	4.51	5.25
FIXED EXPENSES	25	3.90	2.85	2.54	4.68	4.06	3.03	2.59	4.76
TOTAL OPER + FIX	23	8.85	7.85	7.33	9.64	9.22	8.10	7.53	10.86
LEASING EXP	17	1.22	.48	.15	1.81				
TOTAL PAYROLL	24	.82	.69	.54	1.05				
TOTAL CONTRACT	24	1.21	1.19	.68	1.51				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	26503	25
AVG SQFT/RETAIL TENANT	3643	17
AVG SQFT/OFFICE WORKER	320	21
AVG % OFFICE OCCUPANCY	85.6	25
AVG % RETAIL OCCUPANCY	82.7	17
AVG $ RATE YR-END RENT	23.44	22
AVG NET PRKNG INC/STALL	1179.89	21
RENTABLE/GROSS SQFT	.89	24

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.96	24
PAYROLL	.50	9
CONTRACT	.73	22
SUP/MAT/MISC	.09	20
TRASH REMOVAL	.06	23
REPR/MAINT TOTAL	1.04	23
PAYROLL	.35	20
ELEVATOR	.31	22
HVAC	.11	21
ELECTRICAL	.05	23
STRUCT/ROOF	.03	9
PLUMBING	.02	21
FIRE/LIFE SFTY	.05	17
OTHER MAINT/SUP	.21	23

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.58	24
ELECTRICAL	1.45	24
GAS	.04	7
FUEL OIL		
PURCH STEAM	.14	5
PURCH CH WTR	.26	2
COAL		
WATER/SEWER	.07	22
RDS/GNDS/SEC TOTAL	.44	23
RDS/GNDS TOTAL	.06	19
RDS/GNDS PAYRL	.11	2
RDS/GNDS CONTR	.05	17
RDS/GNDS OTHER	.06	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	23
SEC PAYROLL	.20	12
SEC CONTRACTS	.30	19
SEC OTHER	.03	11
ADMIN TOTAL	.90	23
PAYROLL	.26	22
MGMT FEES	.49	21
PROF FEES	.08	17
GEN OFC EXP	.09	21
OTHER ADM EXP	.07	19

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.94	24
REAL ESTATE TAX	3.70	24
BUILDING INS	.17	24
PERS PROP TAX		
OTHER TAX	.20	10
LEASING EXPENSES	1.22	17
ADV/PROMOTION	.07	12
COMMISSIONS	.04	12
PROF FEES	.31	14
TENANT ALTS	.97	13
BUY-OUTS	.09	4
OTHER LEASING	.18	10

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.82	24
CLEANING	.50	9
REPAIR/MAINT	.35	20
RDS/GROUNDS	.11	2
SECURITY	.20	12
ADMINISTRATIVE	.26	22
TOTAL CONTRACTS	1.21	24
CLEANING	.73	22
REPAIR/MAINT	.60	11
RDS/GROUNDS	.05	17
SECURITY	.30	19
ADMINISTRATIVE	.53	22

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	273 BLDS	20,588,276 SQ. FT.				20,211,799 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	255					11.78	10.60	8.49	13.78
RETAIL AREA	13	11.37	9.73	7.08	17.08				
OTHER AREA	6	5.43	4.08	1.67	6.82				
TOTAL RENT	257	11.72	10.60	8.57	13.86				
NET PARKING INC	33	.29	.14	.05	.42				
MISCELLANEOUS	162	.25	.08	.03	.23				
TOTAL INCOME	257	11.97	10.91	8.73	14.20				
EXPENSE									
CLEANING	272	.89	.82	.65	.97	.89	.83	.65	.98
REPAIR-MAINT	272	.98	.83	.59	1.10	.98	.83	.59	1.11
UTILITIES	263	1.85	1.66	1.37	2.08	1.86	1.67	1.37	2.10
RDS/GRNDS/SEC	268	.48	.35	.24	.50	.49	.35	.24	.51
ADMINISTRATIVE	269	.79	.68	.49	.97	.80	.69	.50	.98
TOTAL OPER EXP	261	4.94	4.34	3.80	5.29	5.03	4.36	3.83	5.43
FIXED EXPENSES	271	1.66	1.38	1.05	1.89	1.69	1.39	1.05	1.93
TOTAL OPER + FIX	259	6.59	5.82	5.00	7.12	6.71	5.84	5.06	7.27
LEASING EXP	216	1.08	.50	.22	1.51				
TOTAL PAYROLL	226	.81	.56	.31	.86				
TOTAL CONTRACT	266	1.14	1.05	.81	1.29				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4464	234
AVG SQFT/RETAIL TENANT	2526	14
AVG SQFT/OFFICE WORKER	269	169
AVG % OFFICE OCCUPANCY	86.1	258
AVG % RETAIL OCCUPANCY	90.3	15
AVG $ RATE YR-END RENT	14.08	210
AVG NET PRKNG INC/STALL	95.90	21
RENTABLE/GROSS SQFT	.93	202

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.88	268
PAYROLL	.42	47
CONTRACT	.68	260
SUP/MAT/MISC	.06	211
TRASH REMOVAL	.07	241
REPR/MAINT TOTAL	.96	267
PAYROLL	.41	190
ELEVATOR	.07	216
HVAC	.22	264
ELECTRICAL	.06	230
STRUCT/ROOF	.06	164
PLUMBING	.03	221
FIRE/LIFE SFTY	.03	146
OTHER MAINT/SUP	.25	257

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.85	256
ELECTRICAL	1.66	254
GAS	.13	114
FUEL OIL	.12	10
PURCH STEAM		
PURCH CH WTR	.45	11
COAL		
WATER/SEWER	.09	243
RDS/GNDS/SEC TOTAL	.48	264
RDS/GNDS TOTAL	.27	259
RDS/GNDS PAYRL	.17	22
RDS/GNDS CONTR	.21	238
RDS/GNDS OTHER	.09	163

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	206
SEC PAYROLL	.28	19
SEC CONTRACTS	.22	182
SEC OTHER	.04	62
ADMIN TOTAL	.79	266
PAYROLL	.42	132
MGMT FEES	.45	231
PROF FEES	.08	162
GEN OFC EXP	.09	167
OTHER ADM EXP	.07	154

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.66	266
REAL ESTATE TAX	1.49	266
BUILDING INS	.16	253
PERS PROP TAX	.05	34
OTHER TAX	.08	42
LEASING EXPENSES	1.08	216
ADV/PROMOTION	.07	152
COMMISSIONS	.12	73
PROF FEES	.32	160
TENANT ALTS	.97	151
BUY-OUTS	.09	7
OTHER LEASING	.16	33

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.81	226
CLEANING	.42	47
REPAIR/MAINT	.41	190
RDS/GROUNDS	.17	22
SECURITY	.28	19
ADMINISTRATIVE	.42	132
TOTAL CONTRACTS	1.14	266
CLEANING	.68	260
REPAIR/MAINT	.30	99
RDS/GROUNDS	.21	238
SECURITY	.22	182
ADMINISTRATIVE	.46	244

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

10-19 YEARS 5-9 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	145 BLDS	18,494,684 SQ. FT.				18,007,540 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	134					12.90	12.50	8.50	16.43
RETAIL AREA	29	18.37	14.48	8.62	26.69				
OTHER AREA	6	8.07	11.41	5.50	21.71				
TOTAL RENT	134	12.89	12.46	8.43	16.23				
NET PARKING INC	47	.60	.27	.10	1.18				
MISCELLANEOUS	90	.25	.08	.03	.19				
TOTAL INCOME	134	13.30	12.80	8.85	16.72				
EXPENSE									
CLEANING	143	.91	.80	.64	.98	.92	.80	.64	1.00
REPAIR-MAINT	144	1.13	.91	.69	1.29	1.15	.91	.69	1.29
UTILITIES	143	1.93	1.74	1.45	2.30	1.95	1.74	1.44	2.32
RDS/GRNDS/SEC	141	.52	.37	.22	.53	.54	.38	.22	.56
ADMINISTRATIVE	143	.81	.82	.61	1.11	.83	.85	.61	1.14
TOTAL OPER EXP	140	7.54	4.83	4.21	5.94	7.75	4.90	4.21	6.27
FIXED EXPENSES	139	2.02	1.68	1.13	2.35	2.08	1.74	1.13	2.44
TOTAL OPER + FIX	134	9.44	6.71	5.51	8.08	9.71	6.78	5.00	8.30
LEASING EXP	117	1.39	.57	.20	2.03				
TOTAL PAYROLL	129	2.59	.66	.38	.92				
TOTAL CONTRACT	143	1.20	1.03	.76	1.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5023	126
AVG SQFT/RETAIL TENANT	2768	30
AVG SQFT/OFFICE WORKER	275	94
AVG % OFFICE OCCUPANCY	89.3	137
AVG % RETAIL OCCUPANCY	95.3	30
AVG $ RATE YR-END RENT	16.30	109
AVG NET PRKNG INC/STALL	184.93	32
RENTABLE/GROSS SQFT	.90	107

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.91	142
PAYROLL	.22	28
CONTRACT	.75	137
SUP/MAT/MISC	.07	110
TRASH REMOVAL	.07	120
REPR/MAINT TOTAL	1.13	140
PAYROLL	.47	113
ELEVATOR	.11	140
HVAC	.21	136
ELECTRICAL	.08	133
STRUCT/ROOF	.06	76
PLUMBING	.03	118
FIRE/LIFE SFTY	.03	83
OTHER MAINT/SUP	.26	136

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.92	142
ELECTRICAL	1.74	142
GAS	.12	64
FUEL OIL	.18	3
PURCH STEAM		
PURCH CH WTR	.44	8
COAL		
WATER/SEWER	.11	131
RDS/GNDS/SEC TOTAL	.52	140
RDS/GNDS TOTAL	.18	131
RDS/GNDS PAYRL	.09	18
RDS/GNDS CONTR	.14	121
RDS/GNDS OTHER	.07	76

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	128
SEC PAYROLL	.46	17
SEC CONTRACTS	.31	107
SEC OTHER	.05	47
ADMIN TOTAL	.81	142
PAYROLL	.35	94
MGMT FEES	.49	125
PROF FEES	.08	103
GEN OFC EXP	.10	110
OTHER ADM EXP	.06	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.02	138
REAL ESTATE TAX	1.84	138
BUILDING INS	.17	137
PERS PROP TAX	.03	29
OTHER TAX	.13	28
LEASING EXPENSES	1.39	117
ADV/PROMOTION	.07	80
COMMISSIONS	.19	38
PROF FEES	.39	86
TENANT ALTS	1.40	75
BUY-OUTS	1.37	4
OTHER LEASING	.14	32

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.59	129
CLEANING	.22	28
REPAIR/MAINT	.47	113
RDS/GROUNDS	.09	18
SECURITY	.46	17
ADMINISTRATIVE	.35	94
TOTAL CONTRACTS	1.20	143
CLEANING	.75	137
REPAIR/MAINT	.33	43
RDS/GROUNDS	.14	121
SECURITY	.31	107
ADMINISTRATIVE	.50	133

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS 10-19 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	135 BLDS	31,240,512 SQ. FT.				30,188,565 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	128					14.58	12.27	9.36	17.87
RETAIL AREA	47	15.35	16.22	9.82	24.84				
OTHER AREA	26	5.65	6.25	3.05	10.98				
TOTAL RENT	129	14.59	12.32	9.19	18.16				
NET PARKING INC	80	.80	.61	.12	1.17				
MISCELLANEOUS	99	.32	.10	.03	.21				
TOTAL INCOME	129	15.49	12.55	9.79	19.13				
EXPENSE									
CLEANING	133	.97	.84	.66	1.08	.90	.87	.68	1.13
REPAIR-MAINT	132	1.12	1.01	.84	1.26	1.15	1.03	.85	1.32
UTILITIES	133	1.82	1.72	1.38	2.05	1.85	1.72	1.39	2.10
RDS/GRNDS/SEC	132	.49	.42	.31	.56	.51	.43	.33	.57
ADMINISTRATIVE	134	.85	.77	.63	1.04	.88	.81	.65	1.08
TOTAL OPER EXP	131	5.25	4.78	4.25	5.95	5.44	5.09	4.28	6.16
FIXED EXPENSES	127	2.01	1.51	1.12	2.27	2.09	1.53	1.19	2.33
TOTAL OPER + FIX	125	7.22	6.41	5.41	8.24	7.48	6.86	5.52	8.58
LEASING EXP	113	1.25	.71	.15	1.57				
TOTAL PAYROLL	122	.91	.68	.50	.98				
TOTAL CONTRACT	130	1.27	1.22	.89	1.60				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6769	124
AVG SQFT/RETAIL TENANT	2561	45
AVG SQFT/OFFICE WORKER	259	94
AVG % OFFICE OCCUPANCY	87.1	131
AVG % RETAIL OCCUPANCY	85.6	49
AVG $ RATE YR-END RENT	17.50	119
AVG NET PRKNG INC/STALL	273.65	57
RENTABLE/GROSS SQFT	.83	110

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.97	129
PAYROLL	.53	35
CONTRACT	.74	127
SUP/MAT/MISC	.06	111
TRASH REMOVAL	.06	121
REPR/MAINT TOTAL	1.12	128
PAYROLL	.45	110
ELEVATOR	.17	128
HVAC	.19	125
ELECTRICAL	.06	122
STRUCT/ROOF	.07	70
PLUMBING	.03	115
FIRE/LIFE SFTY	.03	97
OTHER MAINT/SUP	.22	125

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.82	128
ELECTRICAL	1.64	126
GAS	.09	55
FUEL OIL	.01	17
PURCH STEAM	.36	7
PURCH CH WTR	.60	8
COAL		
WATER/SEWER	.09	121
RDS/GNDS/SEC TOTAL	.49	129
RDS/GNDS TOTAL	.14	115
RDS/GNDS PAYRL	.09	9
RDS/GNDS CONTR	.11	107
RDS/GNDS OTHER	.05	68

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	126
SEC PAYROLL	.45	18
SEC CONTRACTS	.32	114
SEC OTHER	.03	49
ADMIN TOTAL	.85	129
PAYROLL	.31	102
MGMT FEES	.46	118
PROF FEES	.08	88
GEN OFC EXP	.09	109
OTHER ADM EXP	.06	104

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.03	125
REAL ESTATE TAX	1.83	125
BUILDING INS	.16	122
PERS PROP TAX	.05	45
OTHER TAX	.11	46
LEASING EXPENSES	1.25	113
ADV/PROMOTION	.11	90
COMMISSIONS	.09	54
PROF FEES	.41	90
TENANT ALTS	.84	83
BUY-OUTS	.67	11
OTHER LEASING	.26	51

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.91	122
CLEANING	.53	35
REPAIR/MAINT	.45	110
RDS/GROUNDS	.09	9
SECURITY	.45	18
ADMINISTRATIVE	.31	102
TOTAL CONTRACTS	1.27	130
CLEANING	.74	127
REPAIR/MAINT	.42	58
RDS/GROUNDS	.11	107
SECURITY	.32	114
ADMINISTRATIVE	.50	123

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

10-19 YEARS 20-29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	57 BLDS	24,670,364 SQ. FT.				23,804,230 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	51					14.35	13.99	10.85	17.70
RETAIL AREA	30	14.56	16.69	11.54	20.77				
OTHER AREA	9	5.43	4.76	1.21	8.12				
TOTAL RENT	52	14.31	13.51	10.39	17.64				
NET PARKING INC	34	1.02	.73	.40	1.33				
MISCELLANEOUS	39	.58	.18	.08	.39				
TOTAL INCOME	52	15.41	13.99	11.02	19.31				
EXPENSE									
CLEANING	57	1.05	.95	.75	1.27	1.07	.98	.75	1.29
REPAIR-MAINT	57	1.24	1.18	.94	1.51	1.27	1.21	.96	1.54
UTILITIES	56	2.04	1.93	1.42	2.45	2.06	1.97	1.44	2.49
RDS/GRNDS/SEC	57	.41	.36	.25	.50	.42	.38	.25	.54
ADMINISTRATIVE	57	.78	.77	.56	1.03	.81	.79	.59	1.06
TOTAL OPER EXP	56	5.50	5.51	4.27	6.28	5.70	5.68	4.53	6.60
FIXED EXPENSES	56	2.54	2.10	1.28	3.08	2.63	2.15	1.32	3.28
TOTAL OPER+FIX	56	8.04	7.72	6.12	9.62	8.33	8.30	6.17	9.80
LEASING EXP	50	1.26	.69	.28	1.58				
TOTAL PAYROLL	56	.99	.90	.58	1.25				
TOTAL CONTRACT	55	1.21	1.16	.83	1.61				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11457	51
AVG SQFT/RETAIL TENANT	2732	36
AVG SQFT/OFFICE WORKER	275	47
AVG % OFFICE OCCUPANCY	87.6	55
AVG % RETAIL OCCUPANCY	82.2	37
AVG $ RATE YR-END RENT	17.88	43
AVG NET PRKNG INC/STALL	867.75	31
RENTABLE/GROSS SQFT	.90	44

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.04**	**55**
PAYROLL	.31	19
CONTRACT	.80	55
SUP/MAT/MISC	.07	50
TRASH REMOVAL	.06	52
REPR/MAINT TOTAL	**1.24**	**57**
PAYROLL	.50	53
ELEVATOR	.23	56
HVAC	.18	53
ELECTRICAL	.05	52
STRUCT/ROOF	.04	25
PLUMBING	.03	45
FIRE/LIFE SFTY	.07	40
OTHER MAINT/SUP	.25	55

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.04**	**55**
ELECTRICAL	1.80	55
GAS	.16	14
FUEL OIL	.03	11
PURCH STEAM	.25	17
PURCH CH WTR	.27	5
COAL		
WATER/SEWER	.08	53
RDS/GNDS/SEC TOTAL	**.41**	**56**
RDS/GNDS TOTAL	.07	48
RDS/GNDS PAYRL	.09	6
RDS/GNDS CONTR	.06	37
RDS/GNDS OTHER	.03	30

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	56
SEC PAYROLL	.29	25
SEC CONTRACTS	.25	46
SEC OTHER	.03	30
ADMIN TOTAL	**.78**	**57**
PAYROLL	.26	52
MGMT FEES	.41	48
PROF FEES	.08	43
GEN OFC EXP	.10	50
OTHER ADM EXP	.07	44

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.54**	**56**
REAL ESTATE TAX	2.35	56
BUILDING INS	.19	54
PERS PROP TAX	.01	14
OTHER TAX	.06	17
LEASING EXPENSES	**1.25**	**50**
ADV/PROMOTION	.08	35
COMMISSIONS	.07	20
PROF FEES	.32	39
TENANT ALTS	1.16	40
BUY-OUTS	.14	3
OTHER LEASING	.09	15

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.99**	**56**
CLEANING	.31	19
REPAIR/MAINT	.50	53
RDS/GROUNDS	.09	6
SECURITY	.29	25
ADMINISTRATIVE	.26	52
TOTAL CONTRACTS	**1.21**	**55**
CLEANING	.80	55
REPAIR/MAINT	.35	26
RDS/GROUNDS	.06	37
SECURITY	.25	46
ADMINISTRATIVE	.45	52

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS 30-39 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	30 BLDS	19,825,381 SQ. FT.				19,044,858 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	26					15.75	14.94	10.19	17.11
RETAIL AREA	16	19.52	12.86	6.38	26.86				
OTHER AREA	7	7.17	8.92	5.13	9.70				
TOTAL RENT	27	15.46	13.87	10.26	16.56				
NET PARKING INC	15	1.00	.73	.23	1.08				
MISCELLANEOUS	23	.62	.43	.14	.71				
TOTAL INCOME	27	16.52	15.25	10.63	19.03				
EXPENSE									
CLEANING	27	1.13	.92	.75	1.57	1.16	.92	.75	1.58
REPAIR-MAINT	30	1.42	1.27	.90	1.67	1.46	1.30	.96	1.72
UTILITIES	30	2.12	2.05	1.56	2.38	2.14	2.05	1.62	2.38
RDS/GRNDS/SEC	27	.42	.42	.34	.45	.44	.42	.34	.48
ADMINISTRATIVE	30	.90	.76	.50	1.07	.94	.79	.53	1.07
TOTAL OPER EXP	27	6.09	5.47	4.93	6.31	6.36	5.81	5.13	6.54
FIXED EXPENSES	29	2.63	1.73	1.37	4.35	2.75	1.85	1.49	4.35
TOTAL OPER+FIX	27	8.77	7.74	6.12	10.29	9.16	8.28	6.59	11.28
LEASING EXP	27	1.33	.62	.26	1.89				
TOTAL PAYROLL	29	1.38	.74	.57	1.54				
TOTAL CONTRACT	29	1.40	1.03	.72	2.07				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18507	25
AVG SQFT/RETAIL TENANT	2777	19
AVG SQFT/OFFICE WORKER	282	24
AVG % OFFICE OCCUPANCY	86.1	28
AVG % RETAIL OCCUPANCY	86.3	20
AVG $ RATE YR-END RENT	21.30	17
AVG NET PRKNG INC/STALL	1048.99	12
RENTABLE/GROSS SQFT	.88	22

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.14**	**26**
PAYROLL	.33	10
CONTRACT	.88	26
SUP/MAT/MISC	.06	25
TRASH REMOVAL	.07	25
REPR/MAINT TOTAL	**1.42**	**29**
PAYROLL	.59	28
ELEVATOR	.30	29
HVAC	.18	27
ELECTRICAL	.05	27
STRUCT/ROOF	.07	19
PLUMBING	.03	26
FIRE/LIFE SFTY	.06	22
OTHER MAINT/SUP	.23	29

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.13**	**29**
ELECTRICAL	1.75	29
GAS	.05	11
FUEL OIL	.06	2
PURCH STEAM	.39	9
PURCH CH WTR	.85	5
COAL		
WATER/SEWER	.09	26
RDS/GNDS/SEC TOTAL	**.42**	**26**
RDS/GNDS TOTAL	.10	25
RDS/GNDS PAYRL	.05	6
RDS/GNDS CONTR	.06	23
RDS/GNDS OTHER	.04	16

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	25
SEC PAYROLL	.23	13
SEC CONTRACTS	.24	21
SEC OTHER	.02	16
ADMIN TOTAL	**.90**	**29**
PAYROLL	.33	27
MGMT FEES	.38	27
PROF FEES	.16	21
GEN OFC EXP	.08	25
OTHER ADM EXP	.08	24

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.66**	**28**
REAL ESTATE TAX	2.42	28
BUILDING INS	.16	28
PERS PROP TAX	.03	11
OTHER TAX	.11	9
LEASING EXPENSES	**1.33**	**27**
ADV/PROMOTION	.11	23
COMMISSIONS	.07	13
PROF FEES	.37	22
TENANT ALTS	.88	22
BUY-OUTS	.42	4
OTHER LEASING	.16	14

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.38**	**29**
CLEANING	.33	10
REPAIR/MAINT	.59	28
RDS/GROUNDS	.05	6
SECURITY	.23	13
ADMINISTRATIVE	.33	27
TOTAL CONTRACTS	**1.40**	**29**
CLEANING	.88	26
REPAIR/MAINT	.47	12
RDS/GROUNDS	.06	23
SECURITY	.24	21
ADMINISTRATIVE	.50	27

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

10-19 YEARS 40-49 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	18 BLDS	17,954,483 SQ. FT.				17,179,072 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	17					19.58	18.55	14.36	27.68
RETAIL AREA	12	18.16	14.21	6.37	28.24				
OTHER AREA	7	9.73	9.17	5.49	12.26				
TOTAL RENT	17	19.31	18.29	14.53	26.73				
NET PARKING INC	13	.97	1.09	.43	1.39				
MISCELLANEOUS	16	.94	.55	.27	.93				
TOTAL INCOME	17	20.89	18.29	16.25	27.67				
EXPENSE									
CLEANING	18	1.38	1.23	.87	1.67	1.41	1.26	.90	1.70
REPAIR-MAINT	18	1.62	1.32	1.06	2.25	1.67	1.32	1.08	2.28
UTILITIES	18	1.98	1.72	1.39	2.42	2.00	1.74	1.40	2.42
RDS/GRNDS/SEC	17	.52	.43	.29	.71	.54	.45	.30	.78
ADMINISTRATIVE	18	.95	.92	.73	1.21	.99	.95	.77	1.21
TOTAL OPER EXP	18	6.41	5.20	4.84	8.51	6.70	5.42	4.92	9.09
FIXED EXPENSES	18	3.61	2.73	1.81	5.41	3.77	2.99	1.84	5.63
TOTAL OPER + FIX	18	10.02	9.88	6.93	12.19	10.47	10.63	7.02	12.38
LEASING EXP	16	1.62	.76	.36	2.52				
TOTAL PAYROLL	18	1.19	1.03	.58	1.50				
TOTAL CONTRACT	17	1.70	1.41	.88	2.31				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	24080	17
AVG SQFT/RETAIL TENANT	3113	14
AVG SQFT/OFFICE WORKER	296	14
AVG % OFFICE OCCUPANCY	91.1	18
AVG % RETAIL OCCUPANCY	81.9	14
AVG $ RATE YR-END RENT	22.18	13
AVG NET PRKNG INC/STALL	1530.23	10
RENTABLE/GROSS SQFT	.86	13

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.39	17	**UTILITIES TOTAL**	1.98	18	SECURITY TOTAL	.42	16	**FIXED EXP TOTAL**	3.62	17	**TOTAL PAYROLL**	1.19	18
PAYROLL	1.28	2	ELECTRICAL	1.71	18	SEC PAYROLL	.29	9	REAL ESTATE TAX	3.31	17	CLEANING	1.28	2
CONTRACT	1.11	17	GAS	.09	10	SEC CONTRACTS	.28	13	BUILDING INS	.30	17	REPAIR/MAINT	.67	16
SUP/MAT/MISC	.08	14	FUEL OIL			SEC OTHER	.03	13	PERS PROP TAX	.01	4	RDS/GROUNDS		
TRASH REMOVAL	.06	17	PURCH STEAM	.56	4	**ADMIN TOTAL**	.96	17	OTHER TAX	.04	6	SECURITY	.29	9
REPR/MAINT TOTAL	1.62	18	PURCH CH WTR			PAYROLL	.30	17	**LEASING EXPENSES**	1.62	16	ADMINISTRATIVE	.30	17
PAYROLL	.67	16	COAL			MGMT FEES	.52	14	ADV/PROMOTION	.10	10	**TOTAL CONTRACTS**	1.70	17
ELEVATOR	.29	18	WATER/SEWER	.09	17	PROF FEES	.07	14	COMMISSIONS	.08	8	CLEANING	1.11	17
HVAC	.20	18	**RDS/GNDS/SEC TOTAL**	.52	16	GEN OFC EXP	.13	15	PROF FEES	.37	13	REPAIR/MAINT	.74	8
ELECTRICAL	.09	17	RDS/GNDS TOTAL	.14	12	OTHER ADM EXP	.10	13	TENANT ALTS	1.37	13	RDS/GROUNDS	.11	10
STRUCT/ROOF	.09	11	RDS/GNDS PAYRL						BUY-OUTS	.04	2	SECURITY	.28	13
PLUMBING	.03	17	RDS/GNDS CONTR	.11	10				OTHER LEASING	.13	9	ADMINISTRATIVE	.55	15
FIRE/LIFE SFTY	.05	16	RDS/GNDS OTHER	.05	8									
OTHER MAINT/SUP	.31	18												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS 50 OR MORE STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	14,335,898 SQ. FT.				13,483,395 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					16.11	13.18	11.12	18.64
RETAIL AREA	5	11.74	5.83	2.89	18.92				
OTHER AREA	3	4.62	17.81						
TOTAL RENT	9	16.67	14.57	11.16	21.29				
NET PARKING INC	8	.80	.75	.41	1.15				
MISCELLANEOUS	9	1.00	.75	.08	1.69				
TOTAL INCOME	9	18.36	14.69	13.24	22.68				
EXPENSE									
CLEANING	9	1.13	.87	.66	1.28	1.16	.92	.67	1.29
REPAIR-MAINT	9	1.39	1.30	.84	1.69	1.43	1.30	.86	1.77
UTILITIES	9	2.09	1.87	1.45	2.93	2.11	1.87	1.46	2.93
RDS/GRNDS/SEC	9	.50	.36	.25	.69	.53	.36	.26	.77
ADMINISTRATIVE	9	.87	.91	.62	1.01	.92	.91	.67	1.06
TOTAL OPER EXP	9	5.99	6.19	4.13	6.93	6.36	6.19	4.22	7.45
FIXED EXPENSES	9	4.35	2.14	1.80	6.02	4.63	2.18	1.87	6.89
TOTAL OPER + FIX	9	10.34	7.49	6.38	13.17	10.99	7.49	6.53	14.71
LEASING EXP	9	1.00	.74	.09	1.62				
TOTAL PAYROLL	9	1.16	.85	.60	1.72				
TOTAL CONTRACT	9	1.37	.80	.70	1.80				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	30590	7
AVG SQFT/RETAIL TENANT	5385	6
AVG SQFT/OFFICE WORKER	253	7
AVG % OFFICE OCCUPANCY	86.6	9
AVG % RETAIL OCCUPANCY	89.0	6
AVG $ RATE YR-END RENT	17.32	6
AVG NET PRKNG INC/STALL	1897.10	7
RENTABLE/GROSS SQFT	.89	9

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.13	9	**UTILITIES TOTAL**	2.09	9	SECURITY TOTAL	.45	9	**FIXED EXP TOTAL**	4.35	9	**TOTAL PAYROLL**	1.16	9
PAYROLL	.18	5	ELECTRICAL	1.65	9	SEC PAYROLL	.41	5	REAL ESTATE TAX	4.16	9	CLEANING	.18	5
CONTRACT	.98	8	GAS	.08	4	SEC CONTRACTS	.22	7	BUILDING INS	.16	9	REPAIR/MAINT	.53	8
SUP/MAT/MISC	.06	9	FUEL OIL			SEC OTHER	.03	8	PERS PROP TAX	.01	3	RDS/GROUNDS		
TRASH REMOVAL	.07	9	PURCH STEAM	.73	3	**ADMIN TOTAL**	.87	9	OTHER TAX	.05	4	SECURITY	.41	5
REPR/MAINT TOTAL	1.39	9	PURCH CH WTR	.46	2	PAYROLL	.39	8	**LEASING EXPENSES**	1.00	9	ADMINISTRATIVE	.39	8
PAYROLL	.53	8	COAL			MGMT FEES	.31	8	ADV/PROMOTION	.08	6	**TOTAL CONTRACTS**	1.37	9
ELEVATOR	.31	9	WATER/SEWER	.10	8	PROF FEES	.09	6	COMMISSIONS	.08	4	CLEANING	.98	8
HVAC	.20	8	**RDS/GNDS/SEC TOTAL**	.50	9	GEN OFC EXP	.13	7	PROF FEES	.33	6	REPAIR/MAINT	.72	3
ELECTRICAL	.07	9	RDS/GNDS TOTAL	.07	6	OTHER ADM EXP	.15	8	TENANT ALTS	.68	9	RDS/GROUNDS	.03	5
STRUCT/ROOF	.14	3	RDS/GNDS PAYRL						BUY-OUTS	.01	2	SECURITY	.22	7
PLUMBING	.03	9	RDS/GNDS CONTR	.03	5				OTHER LEASING	.02	3	ADMINISTRATIVE	.37	8
FIRE/LIFE SFTY	.03	4	RDS/GNDS OTHER	.06	4									
OTHER MAINT/SUP	.25	9												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

20-29 YEARS LESS THAN 5 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	57 BLDS	2,984,327 SQ. FT.				2,932,910 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	52					12.13	11.44	8.92	14.45
RETAIL AREA	5	13.39	13.74	11.16	23.85				
OTHER AREA	2	4.36	4.81						
TOTAL RENT	52	12.00	11.57	8.92	14.11				
NET PARKING INC	10	.79	.81	.16	1.29				
MISCELLANEOUS	28	.45	.10	.06	.33				
TOTAL INCOME	52	12.43	12.03	8.97	15.65				
EXPENSE									
CLEANING	55	.98	.87	.70	1.08	.98	.87	.71	1.08
REPAIR-MAINT	56	1.13	.93	.77	1.31	1.14	.93	.79	1.31
UTILITIES	57	1.98	1.89	1.56	2.17	1.99	1.90	1.56	2.31
RDS/GRNDS/SEC	55	.55	.31	.17	.46	.56	.32	.19	.46
ADMINISTRATIVE	55	.84	.89	.46	1.10	.85	.90	.47	1.13
TOTAL OPER EXP	54	5.47	4.96	4.25	6.06	5.55	5.10	4.32	6.11
FIXED EXPENSES	56	1.70	1.36	1.10	2.02	1.73	1.39	1.10	2.09
TOTAL OPER + FIX	53	7.18	6.73	5.55	7.95	7.29	6.95	5.55	7.97
LEASING EXP	47	.92	.57	.20	1.58				
TOTAL PAYROLL	43	.85	.52	.36	1.14				
TOTAL CONTRACT	56	1.38	.97	.72	1.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2783	49
AVG SQFT/RETAIL TENANT	2458	7
AVG SQFT/OFFICE WORKER	274	38
AVG % OFFICE OCCUPANCY	86.7	50
AVG % RETAIL OCCUPANCY	100.0	7
AVG $ RATE YR-END RENT	14.34	43
AVG NET PRKNG INC/STALL	361.30	9
RENTABLE/GROSS SQFT	.92	48

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.97	54
PAYROLL	.44	8
CONTRACT	.76	54
SUP/MAT/MISC	.08	43
TRASH REMOVAL	.06	45
REPR/MAINT TOTAL	1.18	50
PAYROLL	.44	37
ELEVATOR	.08	39
HVAC	.36	49
ELECTRICAL	.09	42
STRUCT/ROOF	.06	25
PLUMBING	.03	39
FIRE/LIFE SFTY	.02	27
OTHER MAINT/SUP	.25	48

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.93	54
ELECTRICAL	1.62	54
GAS	.23	43
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	54
RDS/GNDS/SEC TOTAL	.57	51
RDS/GNDS TOTAL	.18	48
RDS/GNDS PAYRL	.14	7
RDS/GNDS CONTR	.17	37
RDS/GNDS OTHER	.07	29

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.47	36
SEC PAYROLL	.32	5
SEC CONTRACTS	.43	32
SEC OTHER	.04	11
ADMIN TOTAL	.81	51
PAYROLL	.51	20
MGMT FEES	.54	40
PROF FEES	.09	29
GEN OFC EXP	.09	34
OTHER ADM EXP	.15	37

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.69	56
REAL ESTATE TAX	1.52	55
BUILDING INS	.17	53
PERS PROP TAX		
OTHER TAX	.10	7
LEASING EXPENSES	.92	47
ADV/PROMOTION	.02	26
COMMISSIONS	.09	6
PROF FEES	.25	36
TENANT ALTS	.88	40
BUY-OUTS	.11	2
OTHER LEASING	.09	9

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.85	43
CLEANING	.44	8
REPAIR/MAINT	.44	37
RDS/GROUNDS	.14	7
SECURITY	.32	5
ADMINISTRATIVE	.51	20
TOTAL CONTRACTS	1.38	56
CLEANING	.76	54
REPAIR/MAINT	.43	25
RDS/GROUNDS	.17	37
SECURITY	.43	32
ADMINISTRATIVE	.48	44

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

20-29 YEARS 5-9 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	52 BLDS	6,795,742 SQ. FT.				6,497,856 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	51					15.30	12.99	10.47	17.41
RETAIL AREA	19	18.30	16.59	12.68	19.93				
OTHER AREA	9	7.42	9.33	5.97	11.22				
TOTAL RENT	51	15.15	13.36	10.49	16.91				
NET PARKING INC	26	.87	.77	.41	1.26				
MISCELLANEOUS	28	.27	.12	.05	.32				
TOTAL INCOME	51	15.78	13.62	10.96	17.65				
EXPENSE									
CLEANING	51	1.00	.93	.73	1.23	1.02	.94	.74	1.23
REPAIR-MAINT	51	1.27	1.15	.91	1.70	1.30	1.17	.83	1.74
UTILITIES	50	2.20	1.96	1.70	2.30	2.22	1.97	1.71	2.43
RDS/GRNDS/SEC	50	.53	.34	.14	.70	.55	.36	.15	.75
ADMINISTRATIVE	51	.83	.78	.52	1.08	.87	.84	.52	1.16
TOTAL OPER EXP	50	5.80	5.49	4.63	6.52	6.07	5.59	4.86	6.71
FIXED EXPENSES	50	2.37	1.90	1.30	3.24	2.48	1.90	1.38	3.28
TOTAL OPER + FIX	48	8.05	7.53	6.36	9.24	8.42	7.53	6.57	10.39
LEASING EXP	35	1.18	.42	.14	1.20				
TOTAL PAYROLL	45	1.09	.84	.59	1.26				
TOTAL CONTRACT	48	1.37	1.09	.81	1.61				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5600	46
AVG SQFT/RETAIL TENANT	3462	16
AVG SQFT/OFFICE WORKER	290	35
AVG % OFFICE OCCUPANCY	88.8	52
AVG % RETAIL OCCUPANCY	91.7	19
AVG $ RATE YR-END RENT	16.56	37
AVG NET PRKNG INC/STALL	544.33	18
RENTABLE/GROSS SQFT	.89	41

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.00	49
PAYROLL	.72	9
CONTRACT	.77	48
SUP/MAT/MISC	.07	38
TRASH REMOVAL	.07	44
REPR/MAINT TOTAL	1.28	48
PAYROLL	.60	40
ELEVATOR	.14	48
HVAC	.21	48
ELECTRICAL	.06	45
STRUCT/ROOF	.08	28
PLUMBING	.03	44
FIRE/LIFE SFTY	.02	30
OTHER MAINT/SUP	.23	48

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.19	47
ELECTRICAL	1.85	47
GAS	.12	33
FUEL OIL	.14	5
PURCH STEAM	.66	6
PURCH CH WTR	.07	2
COAL		
WATER/SEWER	.10	45
RDS/GNDS/SEC TOTAL	.53	47
RDS/GNDS TOTAL	.14	41
RDS/GNDS PAYRL	.06	6
RDS/GNDS CONTR	.11	31
RDS/GNDS OTHER	.06	25

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.41	45
SEC PAYROLL	.29	10
SEC CONTRACTS	.33	38
SEC OTHER	.07	18
ADMIN TOTAL	.85	47
PAYROLL	.40	31
MGMT FEES	.52	39
PROF FEES	.13	31
GEN OFC EXP	.06	40
OTHER ADM EXP	.05	30

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.38	47
REAL ESTATE TAX	2.09	47
BUILDING INS	.18	47
PERS PROP TAX	.09	7
OTHER TAX	.22	21
LEASING EXPENSES	1.18	35
ADV/PROMOTION	.04	26
COMMISSIONS	.06	16
PROF FEES	.25	26
TENANT ALTS	.95	25
BUY-OUTS		
OTHER LEASING	.33	14

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.09	45
CLEANING	.72	9
REPAIR/MAINT	.60	40
RDS/GROUNDS	.06	6
SECURITY	.28	10
ADMINISTRATIVE	.40	31
TOTAL CONTRACTS	1.37	48
CLEANING	.77	48
REPAIR/MAINT	.47	21
RDS/GROUNDS	.11	31
SECURITY	.33	38
ADMINISTRATIVE	.57	42

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

20-29 YEARS 10-19 STORIES

	# BLDS	TOTAL BUILDING RENTABLE AREA — 70 BLDS — 13,896,604 SQ. FT. — DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA — 13,048,809 SQ. FT. — DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	60					16.67	15.35	10.72	20.21
RETAIL AREA	33	20.81	20.17	11.57	30.12				
OTHER AREA	16	7.90	11.63	5.93	14.01				
TOTAL RENT	63	17.02	15.36	11.48	21.33				
NET PARKING INC	45	1.37	1.20	.61	1.98				
MISCELLANEOUS	39	.54	.13	.05	.34				
TOTAL INCOME	63	18.45	17.53	11.78	23.66				
EXPENSE									
CLEANING	70	1.30	1.08	.90	1.45	1.33	1.14	.90	1.49
REPAIR-MAINT	68	1.71	1.44	1.10	1.84	1.77	1.52	1.12	2.00
UTILITIES	67	2.32	2.03	1.72	2.48	2.38	2.15	1.79	2.52
RDS/GRNDS/SEC	65	.47	.38	.17	.64	.49	.38	.19	.66
ADMINISTRATIVE	69	.82	.92	.49	1.20	.87	.98	.53	1.29
TOTAL OPER EXP	65	6.65	6.13	5.04	6.90	7.07	6.55	5.35	7.42
FIXED EXPENSES	70	2.83	1.80	1.26	2.82	3.01	1.87	1.36	3.10
TOTAL OPER + FIX	65	9.37	7.69	6.46	10.82	9.98	8.74	6.71	11.36
LEASING EXP	55	1.31	.84	.24	1.69				
TOTAL PAYROLL	66	1.44	.90	.51	1.30				
TOTAL CONTRACT	66	1.66	1.48	.99	2.12				

OCCUPANCY INFO		BLDS
AVG SQFT/OFFICE TENANT	5760	61
AVG SQFT/RETAIL TENANT	2695	36
AVG SQFT/OFFICE WORKER	266	48
AVG % OFFICE OCCUPANCY	90.6	66
AVG % RETAIL OCCUPANCY	91.2	37
AVG $ RATE YR-END RENT	20.65	48
AVG NET PRKNG INC/STALL	643.56	23
RENTABLE/GROSS SQFT	.89	48

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.31	66
PAYROLL	1.06	10
CONTRACT	1.03	65
SUP/MAT/MISC	.09	54
TRASH REMOVAL	.08	58
REPR/MAINT TOTAL	1.72	67
PAYROLL	.81	57
ELEVATOR	.24	66
HVAC	.24	67
ELECTRICAL	.15	60
STRUCT/ROOF	.15	33
PLUMBING	.04	53
FIRE/LIFE SFTY	.04	36
OTHER MAINT/SUP	.26	64

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.32	67
ELECTRICAL	1.81	65
GAS	.20	45
FUEL OIL	.05	10
PURCH STEAM	.96	11
PURCH CH WTR	1.02	5
COAL		
WATER/SEWER	.10	61
RDS/GNDS/SEC TOTAL	.47	64
RDS/GNDS TOTAL	.14	49
RDS/GNDS PAYRL	.05	7
RDS/GNDS CONTR	.15	26
RDS/GNDS OTHER	.08	31

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	60
SEC PAYROLL	.44	13
SEC CONTRACTS	.30	51
SEC OTHER	.02	19
ADMIN TOTAL	.85	67
PAYROLL	.34	49
MGMT FEES	.59	52
PROF FEES	.09	48
GEN OFC EXP	.07	53
OTHER ADM EXP	.08	46

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.83	70
REAL ESTATE TAX	2.52	70
BUILDING INS	.20	68
PERS PROP TAX	.04	23
OTHER TAX	.30	29
LEASING EXPENSES	1.31	55
ADV/PROMOTION	.12	31
COMMISSIONS	.09	25
PROF FEES	.40	41
TENANT ALTS	.89	46
BUY-OUTS		
OTHER LEASING	.32	23

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.44	66
CLEANING	1.06	10
REPAIR/MAINT	.81	57
RDS/GROUNDS	.05	7
SECURITY	.44	13
ADMINISTRATIVE	.34	49
TOTAL CONTRACTS	1.66	66
CLEANING	1.03	65
REPAIR/MAINT	.62	32
RDS/GROUNDS	.15	26
SECURITY	.30	51
ADMINISTRATIVE	.63	54

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

*1992 BOMA Experience Exchange Report

20-29 YEARS 20-29 STORIES

	# BLDS	TOTAL BUILDING RENTABLE AREA — 51 BLDS — 19,507,912 SQ. FT. — DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA — 18,812,312 SQ. FT. — DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	46					14.92	12.73	8.40	17.66
RETAIL AREA	23	13.01	12.25	8.92	21.28				
OTHER AREA	7	7.65	5.75	3.46	9.65				
TOTAL RENT	46	14.76	12.89	8.49	17.68				
NET PARKING INC	32	.87	.65	.32	1.18				
MISCELLANEOUS	33	.45	.27	.12	.60				
TOTAL INCOME	46	15.63	14.09	9.16	17.96				
EXPENSE									
CLEANING	51	1.09	.95	.67	1.38	1.11	1.00	.68	1.38
REPAIR-MAINT	51	1.31	1.23	.96	1.63	1.34	1.27	.98	1.72
UTILITIES	51	1.93	1.77	1.48	2.31	1.96	1.77	1.48	2.33
RDS/GRNDS/SEC	50	.47	.40	.27	.63	.48	.42	.27	.67
ADMINISTRATIVE	51	.86	.86	.64	1.05	.89	.89	.64	1.10
TOTAL OPER EXP	51	5.65	5.38	4.73	6.54	5.86	5.71	4.89	6.98
FIXED EXPENSES	50	2.67	1.81	1.17	3.12	2.78	1.92	1.17	3.18
TOTAL OPER + FIX	50	8.38	7.68	6.08	9.77	8.67	8.11	6.47	10.16
LEASING EXP	45	1.04	.44	.17	1.34				
TOTAL PAYROLL	51	.96	.93	.62	1.25				
TOTAL CONTRACT	50	1.50	1.24	.91	1.82				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11143	46
AVG SQFT/RETAIL TENANT	2870	25
AVG SQFT/OFFICE WORKER	314	38
AVG % OFFICE OCCUPANCY	85.7	49
AVG % RETAIL OCCUPANCY	88.4	25
AVG $ RATE YR-END RENT	18.17	35
AVG NET PRKNG INC/STALL	642.06	27
RENTABLE/GROSS SQFT	.88	41

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.09	51
PAYROLL	.39	11
CONTRACT	.95	48
SUP/MAT/MISC	.07	48
TRASH REMOVAL	.06	48
REPR/MAINT TOTAL	1.34	51
PAYROLL	.52	47
ELEVATOR	.23	51
HVAC	.26	51
ELECTRICAL	.06	47
STRUCT/ROOF	.06	31
PLUMBING	.03	45
FIRE/LIFE SFTY	.04	31
OTHER MAINT/SUP	.24	48

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.93	51
ELECTRICAL	1.55	51
GAS	.12	36
FUEL OIL	.61	6
PURCH STEAM	.37	17
PURCH CH WTR	.54	7
COAL		
WATER/SEWER	.08	48
RDS/GNDS/SEC TOTAL	.47	50
RDS/GNDS TOTAL	.06	40
RDS/GNDS PAYRL	.06	4
RDS/GNDS CONTR	.05	28
RDS/GNDS OTHER	.03	19

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.44	48
SEC PAYROLL	.24	13
SEC CONTRACTS	.38	44
SEC OTHER	.04	19
ADMIN TOTAL	.86	51
PAYROLL	.33	49
MGMT FEES	.37	43
PROF FEES	.12	43
GEN OFC EXP	.10	47
OTHER ADM EXP	.05	39

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.67	50
REAL ESTATE TAX	2.33	50
BUILDING INS	.21	50
PERS PROP TAX	.09	18
OTHER TAX	.33	18
LEASING EXPENSES	1.04	45
ADV/PROMOTION	.06	33
COMMISSIONS	.05	13
PROF FEES	.26	35
TENANT ALTS	.97	34
BUY-OUTS	.04	2
OTHER LEASING	.07	17

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.96	51
CLEANING	.39	11
REPAIR/MAINT	.52	47
RDS/GROUNDS	.06	4
SECURITY	.24	13
ADMINISTRATIVE	.33	48
TOTAL CONTRACTS	1.80	50
CLEANING	.95	48
REPAIR/MAINT	.38	22
RDS/GROUNDS	.05	28
SECURITY	.39	44
ADMINISTRATIVE	.41	50

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

*1992 BOMA Experience Exchange Report

Age/Height Analysis

20-29 YEARS 30-39 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS	8,947,503 SQ. FT.				8,861,291 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	17					18.76	18.33	10.58	24.33
RETAIL AREA	10	13.11	14.05	8.36	21.30				
OTHER AREA	4	5.96	5.82	5.11	7.89				
TOTAL RENT	17	18.50	18.32	10.57	23.73				
NET PARKING INC	9	.84	.53	.35	1.16				
MISCELLANEOUS	14	.77	.22	.09	1.02				
TOTAL INCOME	17	19.94	19.16	11.10	23.84				
EXPENSE									
CLEANING	17	1.39	1.14	.92	1.83	1.42	1.16	.93	1.89
REPAIR-MAINT	17	1.63	1.62	1.23	1.93	1.68	1.62	1.31	1.98
UTILITIES	17	2.01	1.98	1.62	2.26	2.05	2.00	1.62	2.28
RDS/GRNDS/SEC	17	.40	.39	.31	.50	.42	.39	.32	.51
ADMINISTRATIVE	16	.94	.93	.67	1.27	.98	1.00	.68	1.28
TOTAL OPER EXP	17	6.31	6.15	5.60	6.90	6.52	6.21	5.06	7.06
FIXED EXPENSES	17	3.68	3.10	1.39	5.85	3.80	3.10	1.43	5.86
TOTAL OPER + FIX	17	9.99	9.17	6.87	12.50	10.32	9.48	7.16	12.57
LEASING EXP	16	2.60	1.63	.92	2.77				
TOTAL PAYROLL	17	1.43	1.12	.65	1.60				
TOTAL CONTRACT	17	1.43	1.49	.88	1.78				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10172	16
AVG SQFT/RETAIL TENANT	2685	10
AVG SQFT/OFFICE WORKER	257	14
AVG % OFFICE OCCUPANCY	89.1	17
AVG % RETAIL OCCUPANCY	82.1	10
AVG $ RATE YR-END RENT	20.76	14
AVG NET PRKNG INC/STALL	892.35	7
RENTABLE/GROSS SQFT	.86	15

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.39	17
PAYROLL	1.24	4
CONTRACT	.99	16
SUP/MAT/MISC	.12	14
TRASH REMOVAL	.08	15
REPR/MAINT TOTAL	1.63	17
PAYROLL	.75	17
ELEVATOR	.31	16
HVAC	.21	15
ELECTRICAL	.07	13
STRUCT/ROOF	.04	6
PLUMBING	.03	14
FIRE/LIFE SFTY	.05	12
OTHER MAINT/SUP	.26	17

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.01	17
ELECTRICAL	1.65	16
GAS	.57	9
FUEL OIL	.22	2
PURCH STEAM	.44	5
PURCH CH WTR		
COAL		
WATER/SEWER	.10	17
RDS/GNDS/SEC TOTAL	.40	17
RDS/GNDS TOTAL	.09	12
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	9
RDS/GNDS OTHER	.05	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	17
SEC PAYROLL	.29	5
SEC CONTRACTS	.29	15
SEC OTHER	.01	6
ADMIN TOTAL	.94	16
PAYROLL	.34	14
MGMT FEES	.39	16
PROF FEES	.14	12
GEN OFC EXP	.10	14
OTHER ADM EXP	.07	15

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.68	17
REAL ESTATE TAX	3.47	17
BUILDING INS	.25	13
PERS PROP TAX	.01	6
OTHER TAX	.09	4
LEASING EXPENSES	2.60	16
ADV/PROMOTION	.07	13
COMMISSIONS	.11	10
PROF FEES	.48	16
TENANT ALTS	1.85	16
BUY-OUTS	.50	2
OTHER LEASING	.16	9

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.43	17
CLEANING	1.24	4
REPAIR/MAINT	.75	17
RDS/GROUNDS		
SECURITY	.29	5
ADMINISTRATIVE	.34	14
TOTAL CONTRACTS	1.43	17
CLEANING	.99	16
REPAIR/MAINT	.73	5
RDS/GROUNDS	.09	9
SECURITY	.29	15
ADMINISTRATIVE	.49	16

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

20-29 YEARS 40-49 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	3,716,377 SQ. FT.				3,507,080 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					20.58	23.30	16.56	26.32
RETAIL AREA	3	12.36	12.12						
OTHER AREA	4	7.79	8.92	6.37	11.52				
TOTAL RENT	5	20.02	23.43	16.39	25.01				
NET PARKING INC	3	1.28	1.72						
MISCELLANEOUS	3	.46	.59						
TOTAL INCOME	5	21.16	24.06	17.24	26.66				
EXPENSE									
CLEANING	5	1.64	1.75	.93	2.71	1.68	1.73	.94	2.82
REPAIR-MAINT	5	2.60	2.33	1.97	3.10	2.57	2.51	2.03	3.11
UTILITIES	5	2.84	2.36	2.05	3.78	2.91	2.63	2.06	3.78
RDS/GRNDS/SEC	5	.58	.69	.32	.71	.62	.69	.33	.78
ADMINISTRATIVE	5	1.36	1.12	.89	2.19	1.44	1.12	.92	2.38
TOTAL OPER EXP	5	9.01	9.28	7.06	11.07	9.56	10.23	7.13	11.87
FIXED EXPENSES	5	3.00	2.20	1.67	5.70	3.18	2.25	1.84	5.85
TOTAL OPER + FIX	5	12.01	11.52	9.38	16.10	12.73	12.38	10.20	16.53
LEASING EXP	3	2.83	2.26						
TOTAL PAYROLL	5	1.36	1.26	.61	1.84				
TOTAL CONTRACT	5	2.03	2.18	1.32	2.84				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	41976	5
AVG SQFT/RETAIL TENANT	1589	4
AVG SQFT/OFFICE WORKER	320	4
AVG % OFFICE OCCUPANCY	93.4	5
AVG % RETAIL OCCUPANCY	56.2	4
AVG $ RATE YR-END RENT	23.05	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.86	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.64	5
PAYROLL	.35	2
CONTRACT	1.25	5
SUP/MAT/MISC	.16	4
TRASH REMOVAL	.11	4
REPR/MAINT TOTAL	2.60	5
PAYROLL	.66	4
ELEVATOR	.40	5
HVAC	.42	5
ELECTRICAL	.08	5
STRUCT/ROOF	.43	4
PLUMBING	.05	5
FIRE/LIFE SFTY	.10	5
OTHER MAINT/SUP	.65	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.84	5
ELECTRICAL	2.32	5
GAS	.13	2
FUEL OIL		
PURCH STEAM	.91	2
PURCH CH WTR		
COAL		
WATER/SEWER	.16	4
RDS/GNDS/SEC TOTAL	.58	5
RDS/GNDS TOTAL	.06	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	4
RDS/GNDS OTHER	.05	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.53	5
SEC PAYROLL	.55	2
SEC CONTRACTS	.23	5
SEC OTHER	.03	5
ADMIN TOTAL	1.36	5
PAYROLL	.37	5
MGMT FEES	.67	4
PROF FEES	.27	5
GEN OFC EXP	.16	4
OTHER ADM EXP	.14	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.00	5
REAL ESTATE TAX	2.62	5
BUILDING INS	.38	4
PERS PROP TAX		
OTHER TAX	.05	3
LEASING EXPENSES	2.83	3
ADV/PROMOTION	.20	3
COMMISSIONS	.01	2
PROF FEES	.40	3
TENANT ALTS	1.29	3
BUY-OUTS		
OTHER LEASING	.69	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.36	5
CLEANING	.35	2
REPAIR/MAINT	.66	4
RDS/GROUNDS		
SECURITY	.55	2
ADMINISTRATIVE	.37	5
TOTAL CONTRACTS	2.03	5
CLEANING	1.25	5
REPAIR/MAINT	1.05	2
RDS/GROUNDS	.03	4
SECURITY	.23	5
ADMINISTRATIVE	.74	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

20-29 YEARS 50 OR MORE STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	5,420,227 SQ. FT.				5,271,270 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					19.48	18.18	14.00	23.71
RETAIL AREA		13.79	13.80						
OTHER AREA	2								
TOTAL RENT	4	19.19	17.81	14.08	23.20				
NET PARKING INC									
MISCELLANEOUS	3	1.06	.71						
TOTAL INCOME	4	20.05	19.14	15.97	23.21				
EXPENSE									
CLEANING	4	1.18	1.26	1.02	1.32	1.20	1.27	1.03	1.33
REPAIR-MAINT	4	2.06	2.33	1.44	2.61	2.09	2.36	1.47	2.61
UTILITIES	4	1.81	1.84	1.36	2.24	1.83	1.86	1.39	2.24
RDS/GRNDS/SEC	4	.35	.39	.21	.52	.36	.40	.21	.54
ADMINISTRATIVE	4	1.34	.84	.71	1.81	1.36	.89	.74	1.84
TOTAL OPER EXP	4	6.74	6.86	5.15	8.07	6.93	7.05	5.45	8.09
FIXED EXPENSES	4	6.29	4.76	3.07	8.73	6.46	4.92	3.12	8.92
TOTAL OPER+FIX	4	13.02	11.62	8.73	16.30	13.39	11.06	8.86	16.70
LEASING EXP	3	.22	.32						
TOTAL PAYROLL	4	1.61	1.36	1.23	1.96				
TOTAL CONTRACT	4	.93	.99	.33	1.54				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	93186	3
AVG SQFT/RETAIL TENANT	5152	3
AVG SQFT/OFFICE WORKER	317	2
AVG % OFFICE OCCUPANCY	89.8	4
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	17.23	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.80	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.18	4
PAYROLL	.88	2
CONTRACT	.80	3
SUP/MAT/MISC	.11	3
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	2.06	4
PAYROLL	.78	4
ELEVATOR	.35	4
HVAC	.23	4
ELECTRICAL	.14	4
STRUCT/ROOF		
PLUMBING	.04	4
FIRE/LIFE SFTY	.06	2
OTHER MAINT/SUP	.49	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.81	4
ELECTRICAL	1.49	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	.35	4
RDS/GNDS TOTAL	.02	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.33	4
SEC PAYROLL		
SEC CONTRACTS	.25	3
SEC OTHER	.04	2
ADMIN TOTAL	1.34	4
PAYROLL	.27	4
MGMT FEES	.26	3
PROF FEES	.09	4
GEN OFC EXP	.09	4
OTHER ADM EXP	.91	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	6.29	4
REAL ESTATE TAX	5.17	4
BUILDING INS	.20	4
PERS PROP TAX		
OTHER TAX	1.77	2
LEASING EXPENSES	.22	3
ADV/PROMOTION	.02	3
COMMISSIONS		
PROF FEES		
TENANT ALTS	.10	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.61	4
CLEANING	.88	2
REPAIR/MAINT	.78	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.27	4
TOTAL CONTRACTS	.93	4
CLEANING	.80	3
REPAIR/MAINT	.13	2
RDS/GROUNDS	.02	3
SECURITY	.25	3
ADMINISTRATIVE	.25	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

†1992 BOMA Experience Exchange Report

30-39 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	25 BLDS	2,643,281 SQ. FT.				2,638,881 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	20					10.83	10.26	8.82	11.85
RETAIL AREA									
OTHER AREA									
TOTAL RENT	20	10.83	10.26	8.82	11.85				
NET PARKING INC	2	1.42	2.01						
MISCELLANEOUS	7	.05	.04	.02	.06				
TOTAL INCOME	20	11.07	10.27	8.87	12.46				
EXPENSE									
CLEANING	23	1.43	.98	.84	1.32	1.11	.90	.79	1.19
REPAIR-MAINT	24	1.80	1.38	.94	1.96	1.80	1.38	.94	1.96
UTILITIES	25	2.55	1.73	1.48	2.51	1.97	1.69	1.34	2.48
RDS/GRNDS/SEC	23	1.15	.30	.16	.74	1.15	.30	.18	.74
ADMINISTRATIVE	21	.79	.54	.27	.94	.79	.54	.27	.94
TOTAL OPER EXP	23	7.64	5.46	4.48	8.30	7.65	5.50	4.61	8.30
FIXED EXPENSES	25	2.30	1.01	.72	2.61	2.30	1.01	.82	2.61
TOTAL OPER+FIX	23	9.95	6.57	5.31	9.18	9.97	6.74	5.65	9.18
LEASING EXP	10	.50	.31	.06	.81				
TOTAL PAYROLL	22	2.37	.89	.45	1.24				
TOTAL CONTRACT	25	.93	.85	.47	1.34				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12572	24
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	286	20
AVG % OFFICE OCCUPANCY	94.4	24
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.66	19
AVG NET PRKNG INC/STALL	$13.55	2
RENTABLE/GROSS SQFT	.86	20

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.43	23
PAYROLL	1.40	5
CONTRACT	.89	19
SUP/MAT/MISC	.14	17
TRASH REMOVAL	.06	21
REPR/MAINT TOTAL	1.80	24
PAYROLL	.78	19
ELEVATOR	.14	20
HVAC	.31	23
ELECTRICAL	.21	19
STRUCT/ROOF	.20	12
PLUMBING	.05	18
FIRE/LIFE SFTY	.05	12
OTHER MAINT/SUP	.34	23

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.55	25
ELECTRICAL	2.29	25
GAS	.17	22
FUEL OIL	.18	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	25
RDS/GNDS/SEC TOTAL	1.15	23
RDS/GNDS TOTAL	.44	21
RDS/GNDS PAYRL	.30	3
RDS/GNDS CONTR	.09	18
RDS/GNDS OTHER	.19	13

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.81	17
SEC PAYROLL	.70	2
SEC CONTRACTS	.61	15
SEC OTHER	.03	5
ADMIN TOTAL	.79	21
PAYROLL	.52	9
MGMT FEES	.47	11
PROF FEES	.03	10
GEN OFC EXP	.21	15
OTHER ADM EXP	.11	16

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.30	25
REAL ESTATE TAX	1.79	25
BUILDING INS	.31	24
PERS PROP TAX	.63	3
OTHER TAX	.01	3
LEASING EXPENSES	.50	10
ADV/PROMOTION	.02	4
COMMISSIONS	.03	3
PROF FEES	.35	6
TENANT ALTS	.51	7
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.37	22
CLEANING	1.40	5
REPAIR/MAINT	.78	19
RDS/GROUNDS	.30	3
SECURITY	.70	2
ADMINISTRATIVE	.52	9
TOTAL CONTRACTS	.93	25
CLEANING	.89	19
REPAIR/MAINT	.25	6
RDS/GROUNDS	.09	18
SECURITY	.61	15
ADMINISTRATIVE	.18	13

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

†1992 BOMA Experience Exchange Report

Age/Height Analysis

30-39 YEARS 5-9 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	900,384 SQ. FT.				776,028 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					13.38	14.98	12.55	19.91
RETAIL AREA	2	33.05	23.30						
OTHER AREA									
TOTAL RENT	6	13.81	14.95	12.55	19.91				
NET PARKING INC	2	.20	.26						
MISCELLANEOUS	2	.84	.77						
TOTAL INCOME	6	14.07	14.99	13.00	20.34				
EXPENSE									
CLEANING	7	1.22	1.19	1.13	1.32	1.24	1.19	1.13	1.41
REPAIR-MAINT	7	1.65	1.51	1.28	2.05	1.67	1.58	1.33	2.05
UTILITIES	7	2.30	2.15	1.81	3.14	2.33	2.15	1.72	3.15
RDS/GRNDS/SEC	7	.61	.37	.17	.95	.63	.39	.21	.95
ADMINISTRATIVE	6	.42	.47	.07	1.00	.44	.47	.07	1.00
TOTAL OPER EXP	7	6.13	6.21	5.30	7.38	6.32	6.84	5.54	7.72
FIXED EXPENSES	7	2.04	2.25	1.46	2.52	2.10	2.37	1.68	2.53
TOTAL OPER + FIX	7	8.17	8.87	6.73	9.70	8.43	9.09	7.43	10.10
LEASING EXP	3	.17	.14						
TOTAL PAYROLL	7	1.07	.91	.57	1.51				
TOTAL CONTRACT	7	1.57	1.41	1.22	1.99				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	29232	7
AVG SQFT/RETAIL TENANT	1778	2
AVG SQFT/OFFICE WORKER	292	7
AVG % OFFICE OCCUPANCY	97.9	7
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	11.63	5
AVG NET PRKNG INC/STALL	185.08	2
RENTABLE/GROSS SQFT	.88	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.22	7
PAYROLL	.03	2
CONTRACT	1.05	7
SUP/MAT/MISC	.08	7
TRASH REMOVAL	.10	6
REPR/MAINT TOTAL	1.65	7
PAYROLL	.73	6
ELEVATOR	.29	7
HVAC	.25	7
ELECTRICAL	.13	6
STRUCT/ROOF	.08	2
PLUMBING	.02	6
FIRE/LIFE SFTY	.05	4
OTHER MAINT/SUP	.27	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.30	7
ELECTRICAL	1.53	7
GAS	.10	5
FUEL OIL		
PURCH STEAM	.64	3
PURCH CH WTR		
COAL		
WATER/SEWER	.13	6
RDS/GNDS/SEC TOTAL	.61	7
RDS/GNDS TOTAL	.11	4
RDS/GNDS PAYRL	.14	2
RDS/GNDS CONTR	.03	3
RDS/GNDS OTHER	.14	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.55	7
SEC PAYROLL		
SEC CONTRACTS	.33	6
SEC OTHER	.19	4
ADMIN TOTAL	.42	6
PAYROLL	.25	4
MGMT FEES	.34	3
PROF FEES	.01	3
GEN OFC EXP	.01	5
OTHER ADM EXP	.07	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.04	7
REAL ESTATE TAX	1.93	7
BUILDING INS	.09	7
PERS PROP TAX		
OTHER TAX	.04	2
LEASING EXPENSES	.17	3
ADV/PROMOTION	.02	2
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.07	7
CLEANING	.03	2
REPAIR/MAINT	.73	6
RDS/GROUNDS	.14	2
SECURITY		
ADMINISTRATIVE	.25	4
TOTAL CONTRACTS	1.57	7
CLEANING	1.05	7
REPAIR/MAINT	.60	2
RDS/GROUNDS	.03	3
SECURITY	.33	6
ADMINISTRATIVE	.26	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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30-39 YEARS 10-19 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	26 BLDS	5,784,881 SQ. FT.				5,499,612 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	18					14.02	12.39	7.25	21.32
RETAIL AREA	9	21.83	25.97	7.70	36.61				
OTHER AREA	3	2.74	2.03						
TOTAL RENT	19	13.94	12.17	7.53	19.02				
NET PARKING INC	7	.56	.26	.15	1.14				
MISCELLANEOUS	10	.52	.19	.08	.47				
TOTAL INCOME	19	14.48	12.58	7.69	19.54				
EXPENSE									
CLEANING	26	1.37	1.06	.73	1.52	1.41	1.09	.73	1.52
REPAIR-MAINT	26	1.74	1.55	1.34	1.97	1.81	1.57	1.34	2.00
UTILITIES	26	2.14	1.66	1.32	2.40	2.19	1.66	1.32	2.40
RDS/GRNDS/SEC	26	.39	.43	.15	.61	.41	.46	.18	.61
ADMINISTRATIVE	25	.83	.85	.46	1.04	.87	.92	.48	1.09
TOTAL OPER EXP	26	6.44	5.45	4.51	7.21	6.78	5.80	4.64	7.47
FIXED EXPENSES	24	2.57	1.49	.91	3.20	2.68	1.49	.99	3.30
TOTAL OPER + FIX	24	8.96	7.53	5.29	10.41	9.37	7.81	5.82	10.77
LEASING EXP	18	.99	.39	.02	1.99				
TOTAL PAYROLL	25	1.34	1.22	.70	2.00				
TOTAL CONTRACT	25	1.78	1.51	.79	1.98				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12575	24
AVG SQFT/RETAIL TENANT	2701	13
AVG SQFT/OFFICE WORKER	292	15
AVG % OFFICE OCCUPANCY	86.3	25
AVG % RETAIL OCCUPANCY	96.3	15
AVG $ RATE YR-END RENT	14.84	17
AVG NET PRKNG INC/STALL	336.96	7
RENTABLE/GROSS SQFT	.86	19

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.37	25
PAYROLL	.69	6
CONTRACT	1.04	25
SUP/MAT/MISC	.09	22
TRASH REMOVAL	.08	23
REPR/MAINT TOTAL	1.74	25
PAYROLL	.81	23
ELEVATOR	.23	25
HVAC	.30	24
ELECTRICAL	.15	25
STRUCT/ROOF	.06	11
PLUMBING	.04	23
FIRE/LIFE SFTY	.04	22
OTHER MAINT/SUP	.24	24

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.16	26
ELECTRICAL	1.80	25
GAS	.14	16
FUEL OIL	.03	4
PURCH STEAM	.45	7
PURCH CH WTR		
COAL		
WATER/SEWER	.09	24
RDS/GNDS/SEC TOTAL	.40	26
RDS/GNDS TOTAL	.07	21
RDS/GNDS PAYRL	.09	2
RDS/GNDS CONTR	.03	16
RDS/GNDS OTHER	.05	12

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.41	22
SEC PAYROLL	.27	5
SEC CONTRACTS	.35	21
SEC OTHER	.03	10
ADMIN TOTAL	.83	24
PAYROLL	.46	20
MGMT FEES	.40	16
PROF FEES	.10	16
GEN OFC EXP	.08	21
OTHER ADM EXP	.04	12

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.57	23
REAL ESTATE TAX	1.93	23
BUILDING INS	.50	23
PERS PROP TAX	.58	8
OTHER TAX	.21	6
LEASING EXPENSES	.99	18
ADV/PROMOTION	.02	12
COMMISSIONS	.02	9
PROF FEES	.19	11
TENANT ALTS	1.74	10
BUY-OUTS		
OTHER LEASING	.10	9

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.34	26
CLEANING	.69	6
REPAIR/MAINT	.81	23
RDS/GROUNDS	.09	2
SECURITY	.27	5
ADMINISTRATIVE	.46	20
TOTAL CONTRACTS	1.78	25
CLEANING	1.04	25
REPAIR/MAINT	.93	10
RDS/GROUNDS	.03	16
SECURITY	.35	21
ADMINISTRATIVE	.41	19

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

30-39 YEARS 20-29 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	17 BLDS	6,635,200 SQ. FT.				6,333,775 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17					15.86	16.57	14.43	18.52
RETAIL AREA	12	21.01	13.76	5.60	33.61				
OTHER AREA	7	5.24	6.06	1.12	11.87				
TOTAL RENT	17	15.88	16.65	13.83	18.85				
NET PARKING INC	7	.38	.29	.20	.54				
MISCELLANEOUS	15	.34	.14	.03	.36				
TOTAL INCOME	17	16.32	16.79	14.18	19.77				
EXPENSE									
CLEANING	17	1.43	1.39	1.11	1.55	1.47	1.39	1.19	1.59
REPAIR-MAINT	17	1.83	1.67	1.24	2.47	1.88	1.67	1.31	2.49
UTILITIES	17	2.29	2.42	1.60	2.89	2.32	2.55	1.62	2.92
RDS/GRNDS/SEC	16	.64	.55	.29	.98	.67	.60	.30	1.03
ADMINISTRATIVE	17	.85	.87	.57	1.10	.89	.92	.59	1.18
TOTAL OPER EXP	17	6.99	7.23	5.71	8.46	7.32	7.69	6.03	8.86
FIXED EXPENSES	17	2.86	2.20	1.32	3.64	3.00	2.38	1.39	3.79
TOTAL OPER + FIX	17	9.85	9.93	8.11	10.61	10.32	10.65	8.21	11.48
LEASING EXP	13	1.26	.69	.08	1.77				
TOTAL PAYROLL	17	1.11	.74	.54	1.48				
TOTAL CONTRACT	17	2.03	1.88	1.43	2.85				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7245	16
AVG SQFT/RETAIL TENANT	2509	13
AVG SQFT/OFFICE WORKER	260	12
AVG % OFFICE OCCUPANCY	89.8	16
AVG % RETAIL OCCUPANCY	91.4	13
AVG $ RATE YR-END RENT	18.09	15
AVG NET PRKNG INC/STALL	419.63	7
RENTABLE/GROSS SQFT	.91	15

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.43	17
PAYROLL	.24	3
CONTRACT	1.25	17
SUP/MAT/MISC	.06	15
TRASH REMOVAL	.09	16
REPR/MAINT TOTAL	1.83	17
PAYROLL	.86	12
ELEVATOR	.23	17
HVAC	.33	17
ELECTRICAL	.10	16
STRUCT/ROOF	.21	10
PLUMBING	.03	12
FIRE/LIFE SFTY	.05	15
OTHER MAINT/SUP	.34	17

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.29	17
ELECTRICAL	1.66	17
GAS	.10	8
FUEL OIL		
PURCH STEAM	.46	11
PURCH CH WTR	.72	4
COAL		
WATER/SEWER	.12	17
RDS/GNDS/SEC TOTAL	.64	16
RDS/GNDS TOTAL	.13	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	8
RDS/GNDS OTHER	.04	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.57	16
SEC PAYROLL	.33	4
SEC CONTRACTS	.50	14
SEC OTHER	.03	8
ADMIN TOTAL	.85	17
PAYROLL	.42	13
MGMT FEES	.33	15
PROF FEES	.11	12
GEN OFC EXP	.09	16
OTHER ADM EXP	.09	13

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.86	17
REAL ESTATE TAX	2.56	17
BUILDING INS	.17	17
PERS PROP TAX	.05	2
OTHER TAX	.18	12
LEASING EXPENSES	1.26	13
ADV/PROMOTION	.05	9
COMMISSIONS	.14	2
PROF FEES	.27	11
TENANT ALTS	1.15	10
BUY-OUTS		
OTHER LEASING	.11	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.11	17
CLEANING	.24	3
REPAIR/MAINT	.86	12
RDS/GROUNDS		
SECURITY	.33	4
ADMINISTRATIVE	.42	13
TOTAL CONTRACTS	2.03	17
CLEANING	1.25	17
REPAIR/MAINT	.47	11
RDS/GROUNDS	.08	8
SECURITY	.50	14
ADMINISTRATIVE	.40	16

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

40-49 YEARS 5-9 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	392,959 SQ. FT.				381,844 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					10.21	11.50		
RETAIL AREA	2	6.39	7.80						
OTHER AREA									
TOTAL RENT	3	9.94	11.50						
NET PARKING INC									
MISCELLANEOUS	2	.03	.05						
TOTAL INCOME	3	10.04	12.35						
EXPENSE									
CLEANING	4	.93	.77	.59	1.43	.94	.78	.61	1.43
REPAIR-MAINT	4	1.26	1.00	.76	2.00	1.28	1.02	.78	2.00
UTILITIES	4	2.46	1.92	1.56	2.71	2.50	1.96	1.60	2.72
RDS/GRNDS/SEC	4	.34	.15	.08	.37	.35	.16	.08	.38
ADMINISTRATIVE	4	.79	.87	.62	1.05	.81	.88	.64	1.06
TOTAL OPER EXP	4	5.78	5.28	4.21	6.97	5.95	5.31	4.41	7.00
FIXED EXPENSES	4	1.52	1.13	.53	1.90	1.56	1.13	.55	1.91
TOTAL OPER + FIX	4	7.30	6.90	4.74	8.87	7.51	3.94	4.96	8.91
LEASING EXP									
TOTAL PAYROLL	4	.90	.53	.31	1.06				
TOTAL CONTRACT	4	.86	.68	.59	1.22				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3215	4
AVG SQFT/RETAIL TENANT	2887	2
AVG SQFT/OFFICE WORKER	204	3
AVG % OFFICE OCCUPANCY	91.8	4
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	12.30	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.93	4
PAYROLL		
CONTRACT	.78	4
SUP/MAT/MISC	.07	2
TRASH REMOVAL	.09	4
REPR/MAINT TOTAL	.74	3
PAYROLL	.59	2
ELEVATOR	.19	3
HVAC	.06	3
ELECTRICAL	.04	3
STRUCT/ROOF	.03	2
PLUMBING	.02	2
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.17	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.46	4
ELECTRICAL	2.09	4
GAS	.26	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	4
RDS/GNDS/SEC TOTAL	.34	4
RDS/GNDS TOTAL	.12	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.44	2
SEC PAYROLL		
SEC CONTRACTS	.06	2
SEC OTHER		
ADMIN TOTAL	.77	3
PAYROLL		
MGMT FEES	.42	2
PROF FEES	.11	2
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.52	4
REAL ESTATE TAX	.91	4
BUILDING INS	.32	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.90	4
CLEANING		
REPAIR/MAINT	.59	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.86	4
CLEANING	.78	4
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.06	2
ADMINISTRATIVE	.53	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

40-49 YEARS 10-19 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	791,151 SQ. FT.				785,639 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					18.06	14.26	7.61	23.41
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	17.90	14.35	7.62	23.41				
NET PARKING INC	3	.88	1.21						
MISCELLANEOUS	2	.16	.13						
TOTAL INCOME	5	21.52	14.60	8.89	28.66				
EXPENSE									
CLEANING	5	1.54	.67	.54	2.20	1.55	.67	.55	2.20
REPAIR-MAINT	5	1.74	1.48	1.06	2.19	1.75	1.48	1.10	2.19
UTILITIES	5	1.90	1.78	1.55	2.17	1.92	1.78	1.55	2.22
RDS/GRNDS/SEC	5	.43	.19	.14	.72	.43	.19	.14	.72
ADMINISTRATIVE	5	1.01	1.16	.66	1.38	1.01	1.16	.66	1.42
TOTAL OPER EXP	5	6.62	5.26	4.72	7.88	6.66	5.28	4.87	7.88
FIXED EXPENSES	5	4.07	1.96	.67	6.12	4.10	1.96	.68	6.12
TOTAL OPER+FIX	5	10.69	7.24	5.39	14.00	10.76	7.24	5.55	14.00
LEASING EXP	4	3.63	.25	.11	4.47				
TOTAL PAYROLL	5	2.37	1.23	.92	3.35				
TOTAL CONTRACT	5	.63	.64	.37	.99				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4825	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	535	3
AVG % OFFICE OCCUPANCY	84.0	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	29.28	2
AVG NET PRKNG INC/STALL	201.44	2
RENTABLE/GROSS SQFT	.88	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.54	5
PAYROLL	1.13	4
CONTRACT	.46	5
SUP/MAT/MISC	.05	5
TRASH REMOVAL	.09	4
REPR/MAINT TOTAL	1.74	5
PAYROLL	.86	5
ELEVATOR	.27	5
HVAC	.24	5
ELECTRICAL	.04	5
STRUCT/ROOF	.07	3
PLUMBING	.05	5
FIRE/LIFE SFTY	.06	3
OTHER MAINT/SUP	.20	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.90	5
ELECTRICAL	1.64	5
GAS	.24	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	5
RDS/GNDS/SEC TOTAL	.43	5
RDS/GNDS TOTAL	.13	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.13	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.51	4
SEC PAYROLL	.71	2
SEC CONTRACTS	.09	3
SEC OTHER		
ADMIN TOTAL	1.01	5
PAYROLL	.33	4
MGMT FEES	.54	4
PROF FEES	.12	4
GEN OFC EXP	.35	4
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.07	5
REAL ESTATE TAX	3.92	5
BUILDING INS	.20	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	3.63	4
ADV/PROMOTION	.13	4
COMMISSIONS		
PROF FEES	.18	4
TENANT ALTS	2.83	3
BUY-OUTS		
OTHER LEASING	.06	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.37	5
CLEANING	1.13	4
REPAIR/MAINT	.86	5
RDS/GROUNDS		
SECURITY	.71	2
ADMINISTRATIVE	.33	4
TOTAL CONTRACTS	.63	5
CLEANING	.46	5
REPAIR/MAINT	.26	2
RDS/GROUNDS	.13	2
SECURITY	.09	3
ADMINISTRATIVE	.66	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

50 OR MORE YEARS LESS THAN 5 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	11 BLDS	482,434 SQ. FT.				416,482 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					8.57	10.29	6.69	12.32
RETAIL AREA	3	5.57	10.64						
OTHER AREA									
TOTAL RENT	9	7.95	10.04	6.86	12.32				
NET PARKING INC	2	.74	.45						
MISCELLANEOUS	5	.29	.08	.04	.68				
TOTAL INCOME	9	8.63	10.04	7.42	14.06				
EXPENSE									
CLEANING	11	1.02	1.18	.88	1.24	1.15	1.19	.91	1.24
REPAIR-MAINT	11	1.00	.94	.82	1.50	1.14	1.01	.87	1.50
UTILITIES	11	2.00	1.96	1.69	2.16	2.00	1.96	1.70	2.16
RDS/GRNDS/SEC	9	.17	.18	.10	.38	.20	.18	.12	.39
ADMINISTRATIVE	10	.54	.63	.13	.73	.62	.69	.13	.78
TOTAL OPER EXP	11	4.66	4.64	4.18	5.41	5.40	5.33	4.66	5.56
FIXED EXPENSES	11	1.96	1.49	.75	2.50	2.27	1.49	.91	2.55
TOTAL OPER+FIX	11	6.62	6.30	5.37	7.74	7.67	6.60	6.04	8.18
LEASING EXP	8	.90	.26	.09	.62				
TOTAL PAYROLL	6	.94	.64	.38	.95				
TOTAL CONTRACT	10	1.21	1.09	.91	1.59				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3901	9
AVG SQFT/RETAIL TENANT	13566	3
AVG SQFT/OFFICE WORKER	293	9
AVG % OFFICE OCCUPANCY	78.8	10
AVG % RETAIL OCCUPANCY	95.1	3
AVG $ RATE YR-END RENT	15.04	8
AVG NET PRKNG INC/STALL	369.42	2
RENTABLE/GROSS SQFT	.83	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.02	11
PAYROLL		
CONTRACT	.67	10
SUP/MAT/MISC	.12	8
TRASH REMOVAL	.07	10
REPR/MAINT TOTAL	1.06	10
PAYROLL	.29	5
ELEVATOR	.19	8
HVAC	.28	8
ELECTRICAL	.06	6
STRUCT/ROOF	.21	4
PLUMBING	.02	5
FIRE/LIFE SFTY	.03	5
OTHER MAINT/SUP	.33	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.00	11
ELECTRICAL	1.66	11
GAS	.27	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	10
RDS/GNDS/SEC TOTAL	.17	9
RDS/GNDS TOTAL	.07	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	3
RDS/GNDS OTHER	.04	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.14	8
SEC PAYROLL		
SEC CONTRACTS	.14	7
SEC OTHER	.01	3
ADMIN TOTAL	.54	10
PAYROLL	.45	2
MGMT FEES	.40	5
PROF FEES	.05	6
GEN OFC EXP	.11	6
OTHER ADM EXP	.05	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.96	11
REAL ESTATE TAX	1.35	11
BUILDING INS	.67	10
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.90	8
ADV/PROMOTION	.03	7
COMMISSIONS	.18	2
PROF FEES	.17	5
TENANT ALTS	.28	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.94	6
CLEANING		
REPAIR/MAINT	.29	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.45	2
TOTAL CONTRACTS	1.21	10
CLEANING	.67	10
REPAIR/MAINT	.82	3
RDS/GROUNDS	.07	3
SECURITY	.14	7
ADMINISTRATIVE	.28	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

50 OR MORE YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	44 BLDS	6,974,240 SQ. FT.				6,427,715 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	38					9.98	9.41	6.30	15.21
RETAIL AREA	22	15.17	11.90	6.17	25.22				
OTHER AREA	7	3.10	4.42	3.16	9.27				
TOTAL RENT	36	10.15	9.42	6.32	16.00				
NET PARKING INC	9	.46	.27	.15	.91				
MISCELLANEOUS	20	.46	.15	.05	.49				
TOTAL INCOME	36	10.61	9.55	6.56	16.00				
EXPENSE									
CLEANING	40	1.10	.89	.63	1.34	1.14	1.01	.76	1.39
REPAIR-MAINT	44	1.35	.95	.66	1.44	1.40	1.00	.68	1.57
UTILITIES	42	1.97	1.44	1.02	1.92	2.01	1.51	1.17	1.92
RDS/GRNDS/SEC	38	.74	.32	.13	.66	.80	.36	.13	.70
ADMINISTRATIVE	42	.56	.54	.37	.88	.61	.62	.40	.98
TOTAL OPER EXP	38	5.96	4.27	3.51	6.58	6.40	5.18	3.81	7.06
FIXED EXPENSES	42	2.64	1.07	.98	1.88	2.86	1.11	.82	2.17
TOTAL OPER + FIX	37	8.85	5.06	4.15	8.36	9.50	6.12	4.80	10.17
LEASING EXP	33	1.45	.69	.17	1.81				
TOTAL PAYROLL	34	1.84	.78	.41	1.20				
TOTAL CONTRACT	42	.91	.89	.52	1.50				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3425	36
AVG SQFT/RETAIL TENANT	2430	20
AVG SQFT/OFFICE WORKER	313	29
AVG % OFFICE OCCUPANCY	86.8	41
AVG % RETAIL OCCUPANCY	83.5	22
AVG $ RATE YR-END RENT	12.03	30
AVG NET PRKNG INC/STALL	561.72	5
RENTABLE/GROSS SQFT	.82	32

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.14	37
PAYROLL	.87	12
CONTRACT	.50	36
SUP/MAT/MISC	.09	33
TRASH REMOVAL	.07	31
REPR/MAINT TOTAL	1.35	43
PAYROLL	.69	31
ELEVATOR	.12	43
HVAC	.19	39
ELECTRICAL	.11	39
STRUCT/ROOF	.15	18
PLUMBING	.07	36
FIRE/LIFE SFTY	.04	28
OTHER MAINT/SUP	.21	41

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.98	41
ELECTRICAL	1.45	41
GAS	.13	28
FUEL OIL	.02	3
PURCH STEAM	.37	13
PURCH CH WTR	.72	2
COAL		
WATER/SEWER	.08	39
RDS/GNDS/SEC TOTAL	.74	38
RDS/GNDS TOTAL	.19	26
RDS/GNDS PAYRL	.19	5
RDS/GNDS CONTR	.06	15
RDS/GNDS OTHER	.05	15

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.64	33
SEC PAYROLL	.56	14
SEC CONTRACTS	.20	31
SEC OTHER	.06	16
ADMIN TOTAL	.56	42
PAYROLL	.30	19
MGMT FEES	.39	32
PROF FEES	.06	21
GEN OFC EXP	.11	29
OTHER ADM EXP	.08	25

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.64	42
REAL ESTATE TAX	2.13	42
BUILDING INS	.15	41
PERS PROP TAX	.82	7
OTHER TAX	.09	12
LEASING EXPENSES	1.45	33
ADV/PROMOTION	.07	18
COMMISSIONS	.20	14
PROF FEES	.29	26
TENANT ALTS	1.19	26
BUY-OUTS		
OTHER LEASING	.08	7

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.84	34
CLEANING	.87	12
REPAIR/MAINT	.69	31
RDS/GROUNDS	.19	5
SECURITY	.56	14
ADMINISTRATIVE	.30	19
TOTAL CONTRACTS	.91	42
CLEANING	.50	36
REPAIR/MAINT	.49	19
RDS/GROUNDS	.06	15
SECURITY	.20	31
ADMINISTRATIVE	.37	37

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

50 OR MORE YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	73 BLDS	12,435,272 SQ. FT.				11,131,818 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	68					12.31	11.07	6.79	14.50
RETAIL AREA	51	20.59	16.83	9.69	29.29				
OTHER AREA	17	2.71	3.49	1.12	5.60				
TOTAL RENT	69	12.64	11.80	7.23	15.15				
NET PARKING INC	17	.60	.48	.29	.96				
MISCELLANEOUS	43	.38	.17	.06	.48				
TOTAL INCOME	69	13.05	11.88	8.01	15.34				
EXPENSE									
CLEANING	70	1.16	1.02	.71	1.43	1.23	1.09	.77	1.52
REPAIR-MAINT	71	1.31	1.22	.99	1.73	1.41	1.31	1.06	1.86
UTILITIES	71	1.46	1.43	1.13	1.72	1.50	1.45	1.15	1.75
RDS/GRNDS/SEC	69	.40	.38	.20	.58	.45	.43	.22	.67
ADMINISTRATIVE	70	.89	.74	.52	1.21	1.00	.84	.61	1.37
TOTAL OPER EXP	67	5.20	5.01	4.18	6.24	5.80	5.35	4.61	6.83
FIXED EXPENSES	73	1.72	1.29	.73	2.07	1.92	1.45	.82	2.40
TOTAL OPER + FIX	67	6.96	6.32	5.31	8.09	7.66	6.89	5.87	9.26
LEASING EXP	62	.92	.66	.27	1.38				
TOTAL PAYROLL	67	1.12	.89	.52	1.41				
TOTAL CONTRACT	70	1.32	1.24	.83	1.87				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2947	66
AVG SQFT/RETAIL TENANT	2097	51
AVG SQFT/OFFICE WORKER	283	56
AVG % OFFICE OCCUPANCY	82.9	72
AVG % RETAIL OCCUPANCY	86.5	58
AVG $ RATE YR-END RENT	15.11	62
AVG NET PRKNG INC/STALL	586.69	16
RENTABLE/GROSS SQFT	.85	58

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.16	68
PAYROLL	.56	19
CONTRACT	.88	66
SUP/MAT/MISC	.08	61
TRASH REMOVAL	.07	60
REPR/MAINT TOTAL	1.31	69
PAYROLL	.53	59
ELEVATOR	.22	69
HVAC	.20	67
ELECTRICAL	.08	65
STRUCT/ROOF	.09	47
PLUMBING	.04	63
FIRE/LIFE SFTY	.04	39
OTHER MAINT/SUP	.24	68

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.46	71
ELECTRICAL	1.08	69
GAS	.15	49
FUEL OIL	.09	7
PURCH STEAM	.32	21
PURCH CH WTR	.44	2
COAL		
WATER/SEWER	.14	68
RDS/GNDS/SEC TOTAL	.40	67
RDS/GNDS TOTAL	.05	30
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	16
RDS/GNDS OTHER	.03	19

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	67
SEC PAYROLL	.29	13
SEC CONTRACTS	.36	57
SEC OTHER	.02	24
ADMIN TOTAL	.89	66
PAYROLL	.43	46
MGMT FEES	.46	52
PROF FEES	.09	42
GEN OFC EXP	.07	55
OTHER ADM EXP	.11	43

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.72	73
REAL ESTATE TAX	1.44	73
BUILDING INS	.25	71
PERS PROP TAX	.04	21
OTHER TAX	.09	23
LEASING EXPENSES	.92	62
ADV/PROMOTION	.04	37
COMMISSIONS	.04	18
PROF FEES	.23	45
TENANT ALTS	.74	54
BUY-OUTS	.07	2
OTHER LEASING	.20	18

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.12	67
CLEANING	.56	19
REPAIR/MAINT	.53	59
RDS/GROUNDS		
SECURITY	.29	13
ADMINISTRATIVE	.43	46
TOTAL CONTRACTS	1.32	70
CLEANING	.88	66
REPAIR/MAINT	.32	31
RDS/GROUNDS	.06	18
SECURITY	.36	57
ADMINISTRATIVE	.48	58

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

50 OR MORE YEARS 20-29 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	30 BLDS	11,116,827 SQ. FT.				10,624,622 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	27					16.31	13.14	10.50	21.50
RETAIL AREA	20	16.93	19.46	9.86	31.94				
OTHER AREA	4	5.69	5.60	3.92	6.46				
TOTAL RENT	27	16.25	13.45	10.64	21.47				
NET PARKING INC	3	1.58	.63						
MISCELLANEOUS	19	1.03	.46	.24	1.20				
TOTAL INCOME	27	17.18	15.31	11.62	21.63				
EXPENSE									
CLEANING	30	1.52	1.43	1.03	2.00	1.56	1.50	1.07	2.11
REPAIR-MAINT	30	1.78	1.69	1.29	2.30	1.85	1.84	1.34	2.37
UTILITIES	29	2.14	1.97	1.57	2.69	2.17	1.97	1.57	2.69
RDS/GRNDS/SEC	27	.41	.35	.26	.52	.43	.36	.29	.54
ADMINISTRATIVE	29	.99	.88	.64	1.22	1.04	.96	.67	1.28
TOTAL OPER EXP	29	7.06	6.63	5.23	7.78	7.38	7.04	5.67	8.15
FIXED EXPENSES	29	2.88	2.76	1.16	4.14	3.01	2.78	1.17	4.38
TOTAL OPER+FIX	28	10.11	9.88	7.06	11.95	10.57	10.39	7.40	12.41
LEASING EXP	19	1.46	1.27	.49	1.69				
TOTAL PAYROLL	29	2.00	1.56	1.05	2.92				
TOTAL CONTRACT	28	1.38	1.43	.58	2.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6490	28
AVG SQFT/RETAIL TENANT	2637	21
AVG SQFT/OFFICE WORKER	281	22
AVG % OFFICE OCCUPANCY	89.5	30
AVG % RETAIL OCCUPANCY	93.1	22
AVG $ RATE YR-END RENT	17.52	25
AVG NET PRKNG INC/STALL	808.87	2
RENTABLE/GROSS SQFT	.86	24

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.57	29
PAYROLL	1.00	16
CONTRACT	.85	27
SUP/MAT/MISC	.09	26
TRASH REMOVAL	.06	28
REPR/MAINT TOTAL	1.80	29
PAYROLL	1.03	26
ELEVATOR	.27	28
HVAC	.18	26
ELECTRICAL	.08	27
STRUCT/ROOF	.20	13
PLUMBING	.05	24
FIRE/LIFE SFTY	.05	19
OTHER MAINT/SUP	.26	29
UTILITIES TOTAL	2.19	28
ELECTRICAL	1.72	28
GAS	.21	23
FUEL OIL		
PURCH STEAM	.44	9
PURCH CH WTR		
COAL		
WATER/SEWER	.12	28
RDS/GNDS/SEC TOTAL	.41	26
RDS/GNDS TOTAL	.09	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	4
RDS/GNDS OTHER	.05	6
SECURITY TOTAL	.39	26
SEC PAYROLL	.21	13
SEC CONTRACTS	.25	24
SEC OTHER	.05	12
ADMIN TOTAL	1.02	28
PAYROLL	.44	26
MGMT FEES	.53	20
PROF FEES	.06	19
GEN OFC EXP	.10	26
OTHER ADM EXP	.07	20
FIXED EXP TOTAL	3.00	28
REAL ESTATE TAX	2.80	28
BUILDING INS	.17	26
PERS PROP TAX	.69	2
OTHER TAX	.05	9
LEASING EXPENSES	1.40	19
ADV/PROMOTION	.06	15
COMMISSIONS	.07	6
PROF FEES	.35	14
TENANT ALTS	1.06	18
BUY-OUTS		
OTHER LEASING	.04	2
TOTAL PAYROLL	2.00	29
CLEANING	1.00	16
REPAIR/MAINT	1.03	26
RDS/GROUNDS		
SECURITY	.21	13
ADMINISTRATIVE	.44	26
TOTAL CONTRACTS	1.38	28
CLEANING	.85	27
REPAIR/MAINT	.56	15
RDS/GROUNDS	.05	4
SECURITY	.25	24
ADMINISTRATIVE	.52	24

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

50 OR MORE YEARS 30-39 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	3,945,557 SQ. FT.				3,763,957 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					17.94	18.52	17.12	18.94
RETAIL AREA	6	21.37	20.32	5.37	29.46				
OTHER AREA	2	5.24	14.60						
TOTAL RENT	8	18.21	18.55	17.03	19.70				
NET PARKING INC	2	.91	.91						
MISCELLANEOUS	5	.86	.21	.16	1.74				
TOTAL INCOME	8	19.01	18.86	17.79	21.00				
EXPENSE									
CLEANING	9	1.92	1.56	1.38	2.24	1.98	1.65	1.42	2.24
REPAIR-MAINT	8	2.10	2.05	1.67	2.21	2.19	2.23	1.69	2.37
UTILITIES	9	2.74	2.28	2.00	3.35	2.76	2.44	2.00	3.35
RDS/GRNDS/SEC	8	.30	.29	.19	.46	.32	.31	.19	.48
ADMINISTRATIVE	9	.91	1.13	.48	1.28	.96	1.13	.50	1.45
TOTAL OPER EXP	8	7.61	7.34	6.94	8.43	8.10	8.14	7.31	9.15
FIXED EXPENSES	9	5.03	3.66	2.71	6.57	5.27	3.83	2.84	6.79
TOTAL OPER+FIX	8	11.87	11.37	9.78	13.76	12.64	12.76	10.33	14.28
LEASING EXP	8	2.59	.90	.23	3.80				
TOTAL PAYROLL	9	2.65	1.40	.92	2.67				
TOTAL CONTRACT	9	1.52	1.44	.87	2.56				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5347	8
AVG SQFT/RETAIL TENANT	4395	6
AVG SQFT/OFFICE WORKER	273	8
AVG % OFFICE OCCUPANCY	86.5	9
AVG % RETAIL OCCUPANCY	86.3	6
AVG $ RATE YR-END RENT	19.82	7
AVG NET PRKNG INC/STALL	1403.16	2
RENTABLE/GROSS SQFT	.91	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.92	9
PAYROLL	.86	6
CONTRACT	1.08	9
SUP/MAT/MISC	.09	8
TRASH REMOVAL	.16	8
REPR/MAINT TOTAL	2.10	8
PAYROLL	.83	8
ELEVATOR	.35	8
HVAC	.19	8
ELECTRICAL	.10	8
STRUCT/ROOF	.60	3
PLUMBING	.08	8
FIRE/LIFE SFTY	.10	5
OTHER MAINT/SUP	.27	8
UTILITIES TOTAL	2.74	9
ELECTRICAL	2.23	9
GAS	.18	7
FUEL OIL		
PURCH STEAM	.55	3
PURCH CH WTR		
COAL		
WATER/SEWER	.10	9
RDS/GNDS/SEC TOTAL	.30	8
RDS/GNDS TOTAL	.05	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	3
RDS/GNDS OTHER		
SECURITY TOTAL	.31	7
SEC PAYROLL	.15	3
SEC CONTRACTS	.30	6
SEC OTHER		
ADMIN TOTAL	.91	9
PAYROLL	.31	7
MGMT FEES	.57	7
PROF FEES	.12	9
GEN OFC EXP	.10	9
OTHER ADM EXP	.10	7
FIXED EXP TOTAL	5.03	9
REAL ESTATE TAX	4.82	9
BUILDING INS	.19	8
PERS PROP TAX		
OTHER TAX	.05	5
LEASING EXPENSES	2.59	8
ADV/PROMOTION	.16	5
COMMISSIONS	.06	3
PROF FEES	.20	6
TENANT ALTS	2.02	7
BUY-OUTS		
OTHER LEASING		
TOTAL PAYROLL	2.65	9
CLEANING	.86	6
REPAIR/MAINT	.83	8
RDS/GROUNDS		
SECURITY	.15	3
ADMINISTRATIVE	.31	7
TOTAL CONTRACTS	1.52	9
CLEANING	1.08	9
REPAIR/MAINT	1.32	2
RDS/GROUNDS	.03	3
SECURITY	.30	6
ADMINISTRATIVE	.52	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

50 OR MORE YEARS 40-49 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	4,024,596 SQ. FT.				3,854,849 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					20.81	19.91	18.78	22.12
RETAIL AREA	4	13.62	16.64	9.21	56.53				
OTHER AREA									
TOTAL RENT	6	20.39	19.50	18.02	19.91				
NET PARKING INC	2	.37	.36						
MISCELLANEOUS	5	.40	.47	.03	.78				
TOTAL INCOME	6	20.82	19.90	18.35	20.02				
EXPENSE									
CLEANING	6	1.76	1.67	1.51	1.75	1.82	1.72	1.54	1.92
REPAIR-MAINT	6	2.14	1.95	1.62	2.31	2.22	2.04	1.70	2.34
UTILITIES	6	1.97	1.89	1.78	2.10	2.00	2.00	1.80	2.16
RDS/GRNDS/SEC	6	.35	.38	.35	.49	.37	.40	.35	.51
ADMINISTRATIVE	6	1.10	1.38	1.27	1.43	1.15	1.44	1.38	1.51
TOTAL OPER EXP	6	7.32	7.14	6.39	7.81	7.64	7.53	6.71	8.27
FIXED EXPENSES	6	4.75	4.22	3.63	4.92	4.98	4.37	3.98	5.06
TOTAL OPER + FIX	6	12.06	11.25	10.62	12.23	12.60	11.70	11.56	12.85
LEASING EXP	5	3.17	3.08	.83	5.21				
TOTAL PAYROLL	6	1.65	1.83	1.54	2.19				
TOTAL CONTRACT	6	1.56	1.49	.96	1.56				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4991	5
AVG SQFT/RETAIL TENANT	2656	5
AVG SQFT/OFFICE WORKER	296	3
AVG % OFFICE OCCUPANCY	92.6	5
AVG % RETAIL OCCUPANCY	73.0	5
AVG $ RATE YR END RENT	26.11	5
AVG NET PRKNG INC/STALL	1994.45	2
RENTABLE/GROSS SQFT	.86	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.76	6
PAYROLL	.76	3
CONTRACT	1.43	6
SUP/MAT/MISC	.07	5
TRASH REMOVAL	.06	6
REPR/MAINT TOTAL	2.14	6
PAYROLL	.75	6
ELEVATOR	.27	6
HVAC	.30	5
ELECTRICAL	.12	5
STRUCT/ROOF	.25	2
PLUMBING	.05	5
FIRE/LIFE SFTY	.04	5
OTHER MAINT/SUP	.56	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.97	6
ELECTRICAL	1.73	6
GAS	.24	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	6
RDS/GNDS/SEC TOTAL	.35	6
RDS/GNDS TOTAL	.02	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	6
SEC PAYROLL	.25	6
SEC CONTRACTS	.33	2
SEC OTHER	.04	2
ADMIN TOTAL	1.10	6
PAYROLL	.44	6
MGMT FEES	.62	5
PROF FEES	.12	6
GEN OFC EXP	.09	6
OTHER ADM EXP	.04	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.75	6
REAL ESTATE TAX	4.50	6
BUILDING INS	.24	6
PERS PROP TAX		
OTHER TAX	.03	2
LEASING EXPENSES	3.17	5
ADV/PROMOTION	.12	2
COMMISSIONS	.10	3
PROF FEES	.30	4
TENANT ALTS	3.95	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.65	6
CLEANING	.76	3
REPAIR/MAINT	.75	6
RDS/GROUNDS		
SECURITY	.25	6
ADMINISTRATIVE	.44	6
TOTAL CONTRACTS	1.56	6
CLEANING	1.43	6
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.33	2
ADMINISTRATIVE	.55	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

50 OR MORE YEARS 50 OR MORE STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	3,289,976 SQ. FT.				3,055,689 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					29.83	18.47		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	33.66	19.10						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	33.94	19.10						
EXPENSE									
CLEANING	3	2.33	2.25			2.46	2.25		
REPAIR-MAINT	3	2.46	2.26			2.59	2.26		
UTILITIES	3	2.85	2.79			2.88	2.79		
RDS/GRNDS/SEC	3	.53	.63			.57	.71		
ADMINISTRATIVE	3	1.22	1.13			1.31	1.13		
TOTAL OPER EXP	3	9.39	8.43			10.11	8.43		
FIXED EXPENSES	3	7.81	6.37			8.41	6.37		
TOTAL OPER + FIX	3	17.19	14.80			18.51	14.80		
LEASING EXP	3	.95	.71						
TOTAL PAYROLL	3	2.80	1.52						
TOTAL CONTRACT	3	2.04	2.02						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3143	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	193	2
AVG % OFFICE OCCUPANCY	86.9	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	25.01	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	2.33	3
PAYROLL		
CONTRACT	1.14	3
SUP/MAT/MISC	.05	2
TRASH REMOVAL	.17	2
REPR/MAINT TOTAL	2.46	3
PAYROLL	1.24	3
ELEVATOR	.48	3
HVAC	.15	3
ELECTRICAL	.11	3
STRUCT/ROOF	.02	2
PLUMBING	.02	3
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.40	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.85	3
ELECTRICAL	2.31	3
GAS		
FUEL OIL		
PURCH STEAM	.36	3
PURCH CH WTR		
COAL		
WATER/SEWER	.20	2
RDS/GNDS/SEC TOTAL	.53	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.51	3
SEC PAYROLL	.27	2
SEC CONTRACTS	.28	3
SEC OTHER		
ADMIN TOTAL	1.22	3
PAYROLL	.39	2
MGMT FEES	.44	3
PROF FEES	.31	3
GEN OFC EXP	.10	3
OTHER ADM EXP	.08	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	7.81	3
REAL ESTATE TAX	7.50	3
BUILDING INS	.26	3
PERS PROP TAX		
OTHER TAX	.04	3
LEASING EXPENSES	.95	3
ADV/PROMOTION	.06	2
COMMISSIONS		
PROF FEES	.21	3
TENANT ALTS	.55	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.80	3
CLEANING		
REPAIR/MAINT	1.24	3
RDS/GROUNDS		
SECURITY	.27	2
ADMINISTRATIVE	.39	2
TOTAL CONTRACTS	2.04	3
CLEANING	1.14	3
REPAIR/MAINT	.75	2
RDS/GROUNDS		
SECURITY	.26	3
ADMINISTRATIVE	.74	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

0-9 YEARS ALL SIZES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	1100 BLDS	259,581,618 SQ. FT.				253,595,871 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	1028					18.37	14.89	10.58	19.60
RETAIL AREA	217	18.54	15.10	8.41	22.00				
OTHER AREA	67	12.18	7.20	3.85	12.77				
TOTAL RENT	1036	18.30	14.89	10.73	19.70				
NET PARKING INC	433	.73	.43	.12	1.12				
MISCELLANEOUS	673	.47	.14	.05	.43				
TOTAL INCOME	1036	19.14	15.37	11.20	20.29				
EXPENSE									
CLEANING	1071	.95	.80	.67	1.02	.97	.81	.67	1.04
REPAIR-MAINT	1072	1.03	.82	.60	1.07	1.05	.83	.61	1.09
UTILITIES	1053	1.65	1.58	1.28	1.93	1.66	1.59	1.20	1.94
RDS/GRNDS/SEC	1082	.47	.38	.25	.56	.49	.39	.25	.56
ADMINISTRATIVE	1091	.96	.87	.62	1.14	.98	.89	.62	1.17
TOTAL [illegible]R EXP	[illegible]	5.06	4.57	3.94	5.31	5.18	4.66	3.98	5.43
FIXE[illegible]	[illegible]	2.90	1.84	1.32	2.58	2.97	1.86	1.33	2.64
TOTA[illegible]	[illegible]	7.96	6.51	5.50	7.96	8.16	6.60	5.53	8.06
LEASING EX[illegible]	[illegible]	1.67	.70	.16	2.07				
TOTAL PAYRO[illegible]	[illegible]	.82	.58	.35	.83				
TOTAL CONTRACT	1064	1.26	1.08	.82	1.41				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11707	945
AVG SQFT/RETAIL TENANT	2849	254
AVG SQFT/OFFICE WORKER	279	785
AVG % OFFICE OCCUPANCY	87.5	1066
AVG % RETAIL OCCUPANCY	83.9	261
AVG $ RATE YR-END RENT	19.93	806
AVG NET PRKNG INC/STALL	487.48	337
RENTABLE/GROSS SQFT	.90	849

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.96	1040
PAYROLL	.44	152
CONTRACT	.77	1015
SUP/MAT/MISC	.08	799
TRASH REMOVAL	.06	972
REPR/MAINT TOTAL	1.03	1043
PAYROLL	.41	798
ELEVATOR	.21	1000
HVAC	.16	1022
ELECTRICAL	.05	893
STRUCT/ROOF	.04	527
PLUMBING	.02	832
FIRE/LIFE SFTY	.04	686
OTHER MAINT/SUP	.22	1002

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.65	992
ELECTRICAL	1.50	992
GAS	.08	378
FUEL OIL	.01	79
PURCH STEAM	.21	38
PURCH CH WTR	.39	51
COAL	.03	5
WATER/SEWER	.07	942
RDS/GNDS/SEC TOTAL	.47	1059
RDS/GNDS TOTAL	.16	990
RDS/GNDS PAYRL	.10	80
RDS/GNDS CONTR	.12	893
RDS/GNDS OTHER	.06	575

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	946
SEC PAYROLL	.33	154
SEC CONTRACTS	.28	845
SEC OTHER	.03	351
ADMIN TOTAL	.95	1067
PAYROLL	.32	725
MGMT FEES	.52	994
PROF FEES	.09	675
GEN OFC EXP	.10	817
OTHER ADM EXP	.08	735

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.90	1036
REAL ESTATE TAX	2.68	1036
BUILDING INS	.18	1038
PERS PROP TAX	.09	227
OTHER TAX	.14	240
LEASING EXPENSES	1.67	842
ADV/PROMOTION	.07	632
COMMISSIONS	.08	348
PROF FEES	.45	591
TENANT ALTS	1.48	586
BUY-OUTS	.34	61
OTHER LEASING	.24	292

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.82	966
CLEANING	.44	152
REPAIR/MAINT	.41	798
RDS/GROUNDS	.10	80
SECURITY	.33	154
ADMINISTRATIVE	.32	725
TOTAL CONTRACTS	1.26	1064
CLEANING	.77	1015
REPAIR/MAINT	.42	393
RDS/GROUNDS	.12	893
SECURITY	.28	845
ADMINISTRATIVE	.56	1027

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

*1992 BOMA Experience Exchange Report

0-9 YEARS LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	157 BLDS	5,368,329 SQ. FT.				5,319,098 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	145					12.95	12.53	9.08	15.95
RETAIL AREA	8	28.84	15.94	12.70	28.27				
OTHER AREA	2	17.52	13.79						
TOTAL RENT	146	13.16	12.54	9.09	16.02				
NET PARKING INC	15	.51	.54	.28	.75				
MISCELLANEOUS	58	.48	.09	.02	.58				
TOTAL INCOME	146	13.50	12.91	9.48	16.54				
EXPENSE									
CLEANING	150	.85	.80	.63	.97	.85	.80	.63	.98
REPAIR-MAINT	150	.73	.64	.45	.94	.73	.64	.45	.94
UTILITIES	138	1.63	1.50	1.20	1.98	1.64	1.50	1.20	1.99
RDS/GRNDS/SEC	149	.38	.33	.20	.52	.38	.33	.20	.52
ADMINISTRATIVE	153	.75	.64	.45	.94	.75	.64	.45	.95
TOTAL OPER EXP	133	4.32	4.07	3.40	5.01	4.36	4.12	3.46	5.03
FIXED EXPENSES	147	1.70	1.56	1.14	2.01	1.72	1.58	1.14	2.01
TOTAL OPER+FIX	125	5.98	5.84	4.67	6.73	6.04	5.84	4.67	6.77
LEASING EXP	101	1.18	.53	.16	1.39				
TOTAL PAYROLL	102	.55	.34	.19	.64				
TOTAL CONTRACT	149	1.12	1.03	.67	1.42				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4023	139
AVG SQFT/RETAIL TENANT	2563	9
AVG SQFT/OFFICE WORKER	275	95
AVG % OFFICE OCCUPANCY	88.6	152
AVG % RETAIL OCCUPANCY	96.5	9
AVG $ RATE YR-END RENT	14.41	108
AVG NET PRKNG INC/STALL	287.84	8
RENTABLE/GROSS SQFT	.93	109

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.84	142
PAYROLL	.51	12
CONTRACT	.70	136
SUP/MAT/MISC	.07	99
TRASH REMOVAL	.08	136
REPR/MAINT TOTAL	.73	143
PAYROLL	.33	81
ELEVATOR	.08	114
HVAC	.19	141
ELECTRICAL	.05	116
STRUCT/ROOF	.06	69
PLUMBING	.02	102
FIRE/LIFE SFTY	.03	90
OTHER MAINT/SUP	.19	130

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.63	132
ELECTRICAL	1.45	132
GAS	.14	69
FUEL OIL		
PURCH STEAM	.09	3
PURCH CH WTR		
COAL	.08	2
WATER/SEWER	.10	122
RDS/GNDS/SEC TOTAL	.38	146
RDS/GNDS TOTAL	.28	144
RDS/GNDS PAYRL	.20	8
RDS/GNDS CONTR	.26	124
RDS/GNDS OTHER	.09	77

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.14	96
SEC PAYROLL	.07	7
SEC CONTRACTS	.14	81
SEC OTHER	.04	33
ADMIN TOTAL	.75	150
PAYROLL	.48	34
MGMT FEES	.55	134
PROF FEES	.13	86
GEN OFC EXP	.04	78
OTHER ADM EXP	.07	91

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.71	145
REAL ESTATE TAX	1.54	145
BUILDING INS	.16	147
PERS PROP TAX	.19	20
OTHER TAX	.08	22
LEASING EXPENSES	1.18	101
ADV/PROMOTION	.06	59
COMMISSIONS	.10	30
PROF FEES	.42	65
TENANT ALTS	1.18	62
BUY-OUTS	.40	8
OTHER LEASING	.14	26

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.55	102
CLEANING	.51	12
REPAIR/MAINT	.33	81
RDS/GROUNDS	.20	8
SECURITY	.07	7
ADMINISTRATIVE	.46	34
TOTAL CONTRACTS	1.12	149
CLEANING	.70	136
REPAIR/MAINT	.28	51
RDS/GROUNDS	.28	124
SECURITY	.14	81
ADMINISTRATIVE	.80	141

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

*1992 BOMA Experience Exchange Report

Age/Size Analysis

0-9 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	253 BLDS	18,907,344 SQ. FT.				18,732,104 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	245					13.75	13.61	10.02	16.97
RETAIL AREA	15	21.91	19.08	13.37	23.49				
OTHER AREA	5	6.24	4.17	1.40	12.57				
TOTAL RENT	245	13.76	13.61	10.02	16.95				
NET PARKING INC	49	.43	.20	.04	.67				
MISCELLANEOUS	148	.40	.10	.03	.31				
TOTAL INCOME	245	14.20	13.86	10.12	17.20				
EXPENSE									
CLEANING	242	.82	.77	.65	.95	.82	.77	.64	.95
REPAIR-MAINT	244	.75	.71	.52	.95	.76	.71	.52	.96
UTILITIES	240	1.73	1.64	1.32	1.93	1.73	1.64	1.32	1.94
RDS/GRNDS/SEC	249	.37	.33	.21	.47	.37	.33	.21	.47
ADMINISTRATIVE	252	.87	.79	.55	1.05	.88	.79	.56	1.07
TOTAL OPER EXP	231	4.53	4.37	3.76	5.11	4.58	4.39	3.76	5.14
FIXED EXPENSES	249	1.79	1.57	1.19	2.13	1.80	1.57	1.21	2.15
TOTAL OPER+FIX	228	6.30	6.04	5.16	7.09	6.36	6.06	5.16	7.21
LEASING EXP	215	1.54	.59	.11	2.25				
TOTAL PAYROLL	214	.53	.45	.25	.66				
TOTAL CONTRACT	248	1.08	1.03	.75	1.28				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5289	208
AVG SQFT/RETAIL TENANT	3867	16
AVG SQFT/OFFICE WORKER	267	171
AVG % OFFICE OCCUPANCY	86.4	241
AVG % RETAIL OCCUPANCY	94.4	17
AVG $ RATE YR-END RENT	15.73	184
AVG NET PRKNG INC/STALL	175.83	34
RENTABLE/GROSS SQFT	.95	182

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.81	238
PAYROLL	.35	20
CONTRACT	.67	233
SUP/MAT/MISC	.07	175
TRASH REMOVAL	.07	226
REPR/MAINT TOTAL	.74	240
PAYROLL	.30	171
ELEVATOR	.08	230
HVAC	.18	236
ELECTRICAL	.04	197
STRUCT/ROOF	.05	118
PLUMBING	.02	180
FIRE/LIFE SFTY	.04	146
OTHER MAINT/SUP	.19	233

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.71	221
ELECTRICAL	1.57	222
GAS	.12	78
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.16	12
COAL		
WATER/SEWER	.09	212
RDS/GNDS/SEC TOTAL	.37	247
RDS/GNDS TOTAL	.25	234
RDS/GNDS PAYRL	.14	16
RDS/GNDS CONTR	.21	219
RDS/GNDS OTHER	.09	138

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.15	211
SEC PAYROLL	.15	16
SEC CONTRACTS	.15	190
SEC OTHER	.03	70
ADMIN TOTAL	.87	249
PAYROLL	.39	127
MGMT FEES	.52	242
PROF FEES	.08	133
GEN OFC EXP	.10	175
OTHER ADM EXP	.08	154

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.79	247
REAL ESTATE TAX	1.63	247
BUILDING INS	.15	247
PERS PROP TAX	.03	37
OTHER TAX	.11	37
LEASING EXPENSES	1.54	215
ADV/PROMOTION	.07	146
COMMISSIONS	.14	71
PROF FEES	.45	144
TENANT ALTS	1.56	143
BUY-OUTS	.90	10
OTHER LEASING	.21	47

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.53	214
CLEANING	.35	20
REPAIR/MAINT	.30	171
RDS/GROUNDS	.14	16
SECURITY	.15	16
ADMINISTRATIVE	.39	127
TOTAL CONTRACTS	1.08	248
CLEANING	.67	233
REPAIR/MAINT	.27	90
RDS/GROUNDS	.21	219
SECURITY	.15	100
ADMINISTRATIVE	.55	245

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

0-9 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	435 BLDS	81,053,783 SQ. FT.				79,727,976 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	407					16.02	15.12	10.66	20.16
RETAIL AREA	78	19.21	15.45	9.39	23.01				
OTHER AREA	27	8.22	6.71	3.85	12.27				
TOTAL RENT	409	16.04	15.08	10.66	20.36				
NET PARKING INC	191	.66	.29	.08	1.07				
MISCELLANEOUS	282	.46	.15	.06	.46				
TOTAL INCOME	409	16.74	15.49	11.03	20.94				
EXPENSE									
CLEANING	426	.87	.80	.66	.99	.87	.80	.68	1.00
REPAIR-MAINT	427	.93	.83	.63	1.07	.94	.84	.64	1.08
UTILITIES	423	1.67	1.59	1.28	1.91	1.68	1.59	1.29	1.93
RDS/GRNDS/SEC	431	.47	.40	.26	.58	.48	.42	.26	.59
ADMINISTRATIVE	432	.98	.92	.70	1.20	1.00	.93	.70	1.23
TOTAL OPER EXP	416	4.90	4.59	4.05	5.38	4.96	4.68	4.08	5.48
FIXED EXPENSES	415	2.32	1.87	1.35	2.68	2.36	1.89	1.37	2.71
TOTAL OPER+FIX	404	7.20	6.59	5.57	8.10	7.32	6.65	5.61	8.16
LEASING EXP	330	1.58	.77	.19	2.01				
TOTAL PAYROLL	405	.74	.60	.44	.84				
TOTAL CONTRACT	420	1.22	1.09	.86	1.40				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8509	366
AVG SQFT/RETAIL TENANT	2849	87
AVG SQFT/OFFICE WORKER	247	314
AVG % OFFICE OCCUPANCY	87.0	417
AVG % RETAIL OCCUPANCY	87.0	89
AVG $ RATE YR-END RENT	17.98	324
AVG NET PRKNG INC/STALL	265.98	138
RENTABLE/GROSS SQFT	.91	344

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.87	414
PAYROLL	.36	65
CONTRACT	.72	404
SUP/MAT/MISC	.07	309
TRASH REMOVAL	.06	377
REPR/MAINT TOTAL	.93	414
PAYROLL	.38	338
ELEVATOR	.15	411
HVAC	.16	405
ELECTRICAL	.05	349
STRUCT/ROOF	.04	209
PLUMBING	.02	333
FIRE/LIFE SFTY	.04	288
OTHER MAINT/SUP	.22	401

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.67	396
ELECTRICAL	1.52	395
GAS	.10	148
FUEL OIL	.02	33
PURCH STEAM	.41	7
PURCH CH WTR	.36	16
COAL	.05	2
WATER/SEWER	.08	375
RDS/GNDS/SEC TOTAL	.46	420
RDS/GNDS TOTAL	.18	395
RDS/GNDS PAYRL	.11	32
RDS/GNDS CONTR	.15	364
RDS/GNDS OTHER	.06	224

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	398
SEC PAYROLL	.31	58
SEC CONTRACTS	.27	369
SEC OTHER	.04	132
ADMIN TOTAL	.98	421
PAYROLL	.35	338
MGMT FEES	.52	394
PROF FEES	.09	272
GEN OFC EXP	.11	340
OTHER ADM EXP	.08	305

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.34	402
REAL ESTATE TAX	2.13	402
BUILDING INS	.18	402
PERS PROP TAX	.12	107
OTHER TAX	.12	95
LEASING EXPENSES	1.58	330
ADV/PROMOTION	.09	263
COMMISSIONS	.08	148
PROF FEES	.48	238
TENANT ALTS	1.42	235
BUY-OUTS	.57	16
OTHER LEASING	.20	116

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.74	405
CLEANING	.36	65
REPAIR/MAINT	.38	338
RDS/GROUNDS	.11	32
SECURITY	.31	58
ADMINISTRATIVE	.35	338
TOTAL CONTRACTS	1.22	420
CLEANING	.72	404
REPAIR/MAINT	.34	152
RDS/GROUNDS	.15	364
SECURITY	.27	369
ADMINISTRATIVE	.57	405

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

0-9 YEARS 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	162 BLDS	67,585,543 SQ. FT.				65,867,474 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	149					18.33	16.48	13.50	21.98
RETAIL AREA	67	16.00	14.70	8.31	20.63				
OTHER AREA	18	8.57	7.77	4.68	11.72				
TOTAL RENT	153	18.31	16.60	13.46	22.15				
NET PARKING INC	110	.89	.66	.31	1.33				
MISCELLANEOUS	115	.45	.19	.07	.42				
TOTAL INCOME	153	19.29	17.17	14.59	23.42				
EXPENSE									
CLEANING	160	.93	.82	.71	1.12	.94	.83	.71	1.14
REPAIR-MAINT	160	1.06	.94	.76	1.24	1.08	.96	.78	1.25
UTILITIES	160	1.61	1.54	1.30	1.90	1.63	1.56	1.32	1.92
RDS/GRNDS/SEC	162	.47	.42	.31	.56	.49	.42	.33	.57
ADMINISTRATIVE	161	1.04	1.03	.77	1.22	1.07	1.04	.78	1.28
TOTAL OPER EXP	158	5.11	4.96	4.32	5.65	5.25	5.10	4.37	5.86
FIXED EXPENSES	157	2.56	2.00	1.61	2.98	2.63	2.09	1.63	3.13
TOTAL OPER+FIX	154	7.67	7.05	5.96	8.45	7.88	7.21	6.01	8.89
LEASING EXP	133	1.55	.75	.19	2.32				
TOTAL PAYROLL	157	.80	.66	.48	.95				
TOTAL CONTRACT	159	1.26	1.18	.85	1.57				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13689	143
AVG SQFT/RETAIL TENANT	2438	83
AVG SQFT/OFFICE WORKER	288	124
AVG % OFFICE OCCUPANCY	87.3	158
AVG % RETAIL OCCUPANCY	80.9	85
AVG $ RATE YR-END RENT	19.70	121
AVG NET PRKNG INC/STALL	477.07	98
RENTABLE/GROSS SQFT	.91	137

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.93	157
PAYROLL	.27	28
CONTRACT	.76	157
SUP/MAT/MISC	.08	141
TRASH REMOVAL	.05	146
REPR/MAINT TOTAL	1.05	158
PAYROLL	.42	131
ELEVATOR	.23	158
HVAC	.16	155
ELECTRICAL	.04	149
STRUCT/ROOF	.04	86
PLUMBING	.02	140
FIRE/LIFE SFTY	.04	114
OTHER MAINT/SUP	.22	151

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.61	154
ELECTRICAL	1.46	154
GAS	.08	53
FUEL OIL	.01	32
PURCH STEAM	.16	12
PURCH CH WTR	.42	16
COAL		
WATER/SEWER	.08	147
RDS/GNDS/SEC TOTAL	.47	159
RDS/GNDS TOTAL	.14	145
RDS/GNDS PAYRL	.10	14
RDS/GNDS CONTR	.11	123
RDS/GNDS OTHER	.05	97

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	154
SEC PAYROLL	.32	37
SEC CONTRACTS	.30	135
SEC OTHER	.02	70
ADMIN TOTAL	1.04	159
PAYROLL	.32	144
MGMT FEES	.56	146
PROF FEES	.09	120
GEN OFC EXP	.11	143
OTHER ADM EXP	.09	114

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.57	156
REAL ESTATE TAX	2.33	155
BUILDING INS	.16	156
PERS PROP TAX	.05	44
OTHER TAX	.13	56
LEASING EXPENSES	1.55	133
ADV/PROMOTION	.08	114
COMMISSIONS	.08	63
PROF FEES	.40	94
TENANT ALTS	1.31	95
BUY-OUTS	.69	12
OTHER LEASING	.34	66

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.80	157
CLEANING	.27	28
REPAIR/MAINT	.42	131
RDS/GROUNDS	.10	14
SECURITY	.32	37
ADMINISTRATIVE	.32	144
TOTAL CONTRACTS	1.26	159
CLEANING	.76	157
REPAIR/MAINT	.43	59
RDS/GROUNDS	.11	123
SECURITY	.30	135
ADMINISTRATIVE	.59	155

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

0-9 YEARS MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	88 BLDS	85,732,901 SQ. FT.				83,015,511 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	77					22.36	21.30	[illegible]	28.15
RETAIL AREA	51	14.56	13.23	7.82	20.24				
OTHER AREA	15	16.51	8.42	3.51	32.38				
TOTAL RENT	78	22.00	21.10	15.47	27.34				
NET PARKING INC	65	.68	.59	.24	1.08				
MISCELLANEOUS	65	.51	.23	.06	.71				
TOTAL INCOME	78	23.01	21.98	17.16	28.47				
EXPENSE									
CLEANING	88	1.10	1.04	.77	1.36	1.12	1.07	.78	1.41
REPAIR-MAINT	86	1.16	1.12	.92	1.28	1.21	1.15	.96	1.36
UTILITIES	87	1.64	1.48	1.16	1.91	1.66	1.48	1.16	1.91
RDS/GRNDS/SEC	88	.51	.47	.32	.57	.53	.47	.32	.59
ADMINISTRATIVE	88	.91	.86	.58	1.16	.94	.91	.59	1.20
TOTAL OPER EXP	85	5.33	4.94	4.46	6.24	5.51	5.18	4.60	6.47
FIXED EXPENSES	88	4.01	3.02	2.28	5.26	4.14	3.09	2.34	5.87
TOTAL OPER+FIX	83	9.36	8.45	6.77	11.34	9.67	8.70	6.93	11.53
LEASING EXP	60	1.89	.68	.28	2.52				
TOTAL PAYROLL	83	.99	.73	.56	1.16				
TOTAL CONTRACT	83	1.35	1.32	.89	1.64				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	25337	86
AVG SQFT/RETAIL TENANT	3109	59
AVG SQFT/OFFICE WORKER	304	78
AVG % OFFICE OCCUPANCY	88.4	87
AVG % RETAIL OCCUPANCY	83.3	61
AVG $ RATE YR-END RENT	23.18	66
AVG NET PRKNG INC/STALL	919.95	59
RENTABLE/GROSS SQFT	.88	75

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.11	84
PAYROLL	.58	25
CONTRACT	.85	80
SUP/MAT/MISC	.08	71
TRASH REMOVAL	.07	83
REPR/MAINT TOTAL	1.19	83
PAYROLL	.46	73
ELEVATOR	.29	82
HVAC	.16	80
ELECTRICAL	.06	77
STRUCT/ROOF	.04	42
PLUMBING	.02	72
FIRE/LIFE SFTY	.04	64
OTHER MAINT/SUP	.23	82

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.66	84
ELECTRICAL	1.51	84
GAS	.05	29
FUEL OIL	.01	12
PURCH STEAM	.21	15
PURCH CH WTR	.41	6
COAL		
WATER/SEWER	.07	81
RDS/GNDS/SEC TOTAL	.50	82
RDS/GNDS TOTAL	.10	67
RDS/GNDS PAYRL	.10	9
RDS/GNDS CONTR	.07	59
RDS/GNDS OTHER	.05	37

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.42	82
SEC PAYROLL	.35	35
SEC CONTRACTS	.31	65
SEC OTHER	.04	45
ADMIN TOTAL	.86	83
PAYROLL	.27	78
MGMT FEES	.50	73
PROF FEES	.07	59
GEN OFC EXP	.09	76
OTHER ADM EXP	.07	67

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.04	82
REAL ESTATE TAX	3.79	82
BUILDING INS	.17	81
PERS PROP TAX	.10	18
OTHER TAX	.17	28
LEASING EXPENSES	1.89	60
ADV/PROMOTION	.06	49
COMMISSIONS	.08	34
PROF FEES	.46	47
TENANT ALTS	1.64	48
BUY-OUTS	.13	15
OTHER LEASING	.18	35

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.99	83
CLEANING	.58	25
REPAIR/MAINT	.48	73
RDS/GROUNDS	.10	9
SECURITY	.35	35
ADMINISTRATIVE	.27	78
TOTAL CONTRACTS	1.35	83
CLEANING	.85	80
REPAIR/MAINT	.53	38
RDS/GROUNDS	.07	59
SECURITY	.31	65
ADMINISTRATIVE	.53	76

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

10-19 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	706 BLDS	152,736,837 SQ. FT.				147,512,446 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	651					14.78	11.78	9.16	15.64
RETAIL AREA	153	16.09	14.48	8.39	23.14				
OTHER AREA	65	6.20	6.74	3.62	11.37				
TOTAL RENT	657	14.79	11.77	9.19	15.67				
NET PARKING INC	241	.85	.46	.12	1.14				
MISCELLANEOUS	464	.56	.10	.03	.28				
TOTAL INCOME	657	15.76	12.15	9.47	16.45				
EXPENSE									
CLEANING	695	1.04	.83	.67	1.04	1.06	.84	.67	1.05
REPAIR-MAINT	697	1.24	.95	.70	1.27	1.26	.96	.70	1.30
UTILITIES	690	1.95	1.73	1.40	2.19	1.98	1.73	1.40	2.21
RDS/GRNDS/SEC	688	.47	.37	.25	.52	.49	.38	.25	.53
ADMINISTRATIVE	690	.85	.77	.55	1.03	.88	.79	.57	1.06
TOTAL OPER EXP	676	5.83	4.74	4.09	5.92	6.04	4.83	4.11	6.08
FIXED EXPENSES	685	2.53	1.53	1.12	2.20	2.62	1.56	1.13	2.23
TOTAL OPER+FIX	660	8.35	6.41	5.36	8.02	8.66	6.54	5.41	8.34
LEASING EXP	579	1.24	.56	.18	1.58				
TOTAL PAYROLL	618	1.21	.66	.41	.97				
TOTAL CONTRACT	688	1.31	1.06	.80	1.43				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8506	569
AVG SQFT/RETAIL TENANT	2948	165
AVG SQFT/OFFICE WORKER	272	451
AVG % OFFICE OCCUPANCY	87.6	669
AVG % RETAIL OCCUPANCY	86.2	173
AVG $ RATE YR-END RENT	17.91	521
AVG NET PRKNG INC/STALL	506.46	179
RENTABLE/GROSS SQFT	.88	543

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.04**	**682**	**UTILITIES TOTAL**	**1.97**	**647**	SECURITY TOTAL	.36	598	**FIXED EXP TOTAL**	**2.53**	**675**	**TOTAL PAYROLL**	**1.21**	**618**
PAYROLL	.38	148	ELECTRICAL	1.71	643	SEC PAYROLL	.33	106	REAL ESTATE TAX	2.33	675	CLEANING	.38	148
CONTRACT	.83	665	GAS	.10	278	SEC CONTRACTS	.26	522	BUILDING INS	.16	656	REPAIR/MAINT	.51	521
SUP/MAT/MISC	.07	535	FUEL OIL	.03	50	SEC OTHER	.03	228	PERS PROP TAX	.03	140	RDS/GROUNDS	.10	63
TRASH REMOVAL	.07	612	PURCH STEAM	.43	42	**ADMIN TOTAL**	**.86**	**688**	OTHER TAX	.08	153	SECURITY	.33	106
REPR/MAINT TOTAL	**1.23**	**681**	PURCH CH WTR	.52	40	PAYROLL	.34	459	**LEASING EXPENSES**	**1.24**	**579**	ADMINISTRATIVE	.34	459
PAYROLL	.51	521	COAL			MGMT FEES	.43	606	ADV/PROMOTION	.09	425	**TOTAL CONTRACTS**	**1.31**	**688**
ELEVATOR	.20	628	WATER/SEWER	.09	609	PROF FEES	.09	460	COMMISSIONS	.09	238	CLEANING	.83	665
HVAC	.20	663	**RDS/GNDS/SEC TOTAL**	**.47**	**677**	GEN OFC EXP	.10	515	PROF FEES	.36	424	REPAIR/MAINT	.45	248
ELECTRICAL	.06	598	RDS/GNDS TOTAL	.14	632	OTHER ADM EXP	.08	447	TENANT ALTS	1.00	411	RDS/GROUNDS	.11	574
STRUCT/ROOF	.07	376	RDS/GNDS PAYRL	.10	63				BUY-OUTS	.31	34	SECURITY	.26	522
PLUMBING	.03	556	RDS/GNDS CONTR	.11	574				OTHER LEASING	.15	159	ADMINISTRATIVE	.47	638
FIRE/LIFE SFTY	.04	412	RDS/GNDS OTHER	.06	370									
OTHER MAINT/SUP	.26	662												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	143 BLDS	4,453,649 SQ. FT.				4,437,594 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	139					10.98	10.16	8.38	12.64
RETAIL AREA	2	9.56	9.60						
OTHER AREA	2	1.14	1.13						
TOTAL RENT	140	11.00	10.14	8.38	12.83				
NET PARKING INC	14	.39	.18	.07	.50				
MISCELLANEOUS	77	.20	.06	.03	.20				
TOTAL INCOME	140	11.16	10.41	8.44	13.02				
EXPENSE									
CLEANING	142	.82	.84	.63	.96	.82	.84	.63	.97
REPAIR-MAINT	140	.91	.80	.56	1.10	.91	.80	.56	1.10
UTILITIES	138	1.75	1.61	1.33	2.12	1.75	1.61	1.33	2.12
RDS/GRNDS/SEC	139	.33	.31	.20	.42	.33	.31	.20	.42
ADMINISTRATIVE	141	.72	.66	.47	.95	.73	.66	.47	.96
TOTAL OPER EXP	134	4.53	4.27	3.70	5.17	4.55	4.27	3.72	5.17
FIXED EXPENSES	141	1.46	1.34	.95	1.76	1.46	1.34	.97	1.76
TOTAL OPER+FIX	132	5.97	5.56	4.86	6.69	6.00	5.59	4.91	6.69
LEASING EXP	122	1.46	.53	.26	2.22				
TOTAL PAYROLL	105	.59	.50	.27	.78				
TOTAL CONTRACT	138	1.00	.98	.68	1.22				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2669	124
AVG SQFT/RETAIL TENANT	1711	2
AVG SQFT/OFFICE WORKER	301	83
AVG % OFFICE OCCUPANCY	84.1	134
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	13.02	114
AVG NET PRKNG INC/STALL	87.39	11
RENTABLE/GROSS SQFT	.92	108

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.82**	**139**	**UTILITIES TOTAL**	**1.76**	**129**	SECURITY TOTAL	.10	94	**FIXED EXP TOTAL**	**1.47**	**138**	**TOTAL PAYROLL**	**.59**	**105**
PAYROLL	.52	22	ELECTRICAL	1.58	129	SEC PAYROLL	.07	3	REAL ESTATE TAX	1.27	138	CLEANING	.52	22
CONTRACT	.64	134	GAS	.19	58	SEC CONTRACTS	.10	80	BUILDING INS	.19	131	REPAIR/MAINT	.35	85
SUP/MAT/MISC	.06	105	FUEL OIL	.10	3	SEC OTHER	.04	27	PERS PROP TAX	.05	12	RDS/GROUNDS	.09	9
TRASH REMOVAL	.08	122	PURCH STEAM			**ADMIN TOTAL**	**.73**	**139**	OTHER TAX	.09	21	SECURITY	.07	3
REPR/MAINT TOTAL	**.91**	**136**	PURCH CH WTR			PAYROLL	.41	47	**LEASING EXPENSES**	**1.46**	**122**	ADMINISTRATIVE	.41	47
PAYROLL	.35	85	COAL			MGMT FEES	.47	127	ADV/PROMOTION	.06	85	**TOTAL CONTRACTS**	**1.00**	**138**
ELEVATOR	.08	101	WATER/SEWER	.09	124	PROF FEES	.08	83	COMMISSIONS	.09	46	CLEANING	.64	134
HVAC	.25	133	**RDS/GNDS/SEC TOTAL**	**.33**	**137**	GEN OFC EXP	.08	81	PROF FEES	.42	86	REPAIR/MAINT	.30	51
ELECTRICAL	.06	111	RDS/GNDS TOTAL	.26	135	OTHER ADM EXP	.06	68	TENANT ALTS	1.42	85	RDS/GROUNDS	.23	123
STRUCT/ROOF	.07	78	RDS/GNDS PAYRL	.09	9				BUY-OUTS	.04	2	SECURITY	.10	80
PLUMBING	.02	109	RDS/GNDS CONTR	.23	123				OTHER LEASING	.31	12	ADMINISTRATIVE	.51	132
FIRE/LIFE SFTY	.03	72	RDS/GNDS OTHER	.09	77									
OTHER MAINT/SUP	.26	128												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

10-19 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	171 BLDS	12,848,968 SQ. FT.				12,645,902 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	166					12.53	11.59	8.26	15.68
RETAIL AREA	23	16.87	16.19	11.23	25.26				
OTHER AREA	5	20.01	21.71	7.12	28.33				
TOTAL RENT	167	12.66	11.60	8.33	15.88				
NET PARKING INC	41	.62	.27	.07	.54				
MISCELLANEOUS	122	.36	.09	.03	.19				
TOTAL INCOME	167	13.10	11.70	8.68	16.42				
EXPENSE									
CLEANING	168	.86	.80	.65	.98	.87	.80	.65	1.01
REPAIR-MAINT	169	1.00	.91	.67	1.16	1.02	.93	.68	1.19
UTILITIES	165	1.89	1.80	1.45	2.22	1.90	1.81	1.45	2.27
RDS/GRNDS/SEC	167	.36	.32	.22	.47	.37	.33	.22	.47
ADMINISTRATIVE	170	.90	.79	.57	1.12	.92	.82	.57	1.14
TOTAL OPER EXP	161	5.01	4.74	4.10	5.82	5.09	4.75	4.11	5.98
FIXED EXPENSES	164	1.75	1.47	1.14	2.16	1.78	1.50	1.14	2.19
TOTAL OPER + FIX	155	6.67	6.34	5.30	7.70	6.79	6.42	5.36	8.10
LEASING EXP	144	1.05	.53	.12	1.35				
TOTAL PAYROLL	147	.70	.56	.31	.97				
TOTAL CONTRACT	168	1.11	1.03	.81	1.34				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3465	141
AVG SQFT/RETAIL TENANT	2926	23
AVG SQFT/OFFICE WORKER	269	95
AVG % OFFICE OCCUPANCY	84.9	165
AVG % RETAIL OCCUPANCY	87.6	23
AVG $ RATE YR-END RENT	15.06	130
AVG NET PRKNG INC/STALL	124.04	24
RENTABLE/GROSS SQFT	.93	127

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.85	167
PAYROLL	.50	25
CONTRACT	.71	160
SUP/MAT/MISC	.08	114
TRASH REMOVAL	.06	146
REPR/MAINT TOTAL	.98	165
PAYROLL	.39	122
ELEVATOR	.09	152
HVAC	.23	163
ELECTRICAL	.05	140
STRUCT/ROOF	.06	91
PLUMBING	.03	127
FIRE/LIFE SFTY	.03	82
OTHER MAINT/SUP	.27	162

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.87	153
ELECTRICAL	1.71	151
GAS	.17	63
FUEL OIL	.13	4
PURCH STEAM		
PURCH CH WTR	.20	9
COAL		
WATER/SEWER	.09	141
RDS/GNDS/SEC TOTAL	.36	165
RDS/GNDS TOTAL	.23	156
RDS/GNDS PAYRL	.08	12
RDS/GNDS CONTR	.18	147
RDS/GNDS OTHER	.09	92

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.17	143
SEC PAYROLL	.25	6
SEC CONTRACTS	.17	127
SEC OTHER	.03	36
ADMIN TOTAL	.90	169
PAYROLL	.41	98
MGMT FEES	.50	159
PROF FEES	.10	115
GEN OFC EXP	.09	122
OTHER ADM EXP	.08	103

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.74	161
REAL ESTATE TAX	1.57	161
BUILDING INS	.16	157
PERS PROP TAX	.06	22
OTHER TAX	.08	33
LEASING EXPENSES	1.05	144
ADV/PROMOTION	.07	107
COMMISSIONS	.19	51
PROF FEES	.31	108
TENANT ALTS	1.04	91
BUY-OUTS	.18	7
OTHER LEASING	.18	33

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.70	147
CLEANING	.50	25
REPAIR/MAINT	.39	122
RDS/GROUNDS	.08	12
SECURITY	.25	6
ADMINISTRATIVE	.41	98
TOTAL CONTRACTS	1.11	168
CLEANING	.71	160
REPAIR/MAINT	.33	54
RDS/GROUNDS	.18	147
SECURITY	.17	127
ADMINISTRATIVE	.55	165

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	252 BLDS	46,004,532 SQ. FT.				44,851,545 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	223					13.55	12.21	9.01	15.19
RETAIL AREA	58	18.16	15.38	8.42	23.25				
OTHER AREA	28	5.32	5.61	2.98	8.31				
TOTAL RENT	224	13.57	12.21	8.83	15.52				
NET PARKING INC	107	.76	.56	.11	1.14				
MISCELLANEOUS	186	.31	.09	.03	.23				
TOTAL INCOME	224	14.29	12.51	9.47	16.49				
EXPENSE									
CLEANING	248	.88	.80	.65	1.00	.89	.80	.66	1.02
REPAIR-MAINT	248	1.07	.98	.69	1.31	1.09	.96	.71	1.33
UTILITIES	248	1.80	1.72	1.42	2.12	1.82	1.72	1.42	2.14
RDS/GRNDS/SEC	247	.49	.42	.30	.59	.51	.43	.31	.59
ADMINISTRATIVE	251	.85	.81	.61	1.03	.87	.84	.64	1.07
TOTAL OPER EXP	245	5.09	4.71	4.13	5.99	5.23	4.86	4.17	6.14
FIXED EXPENSES	245	1.88	1.52	1.10	2.22	1.94	1.53	1.13	2.24
TOTAL OPER + FIX	240	6.94	6.43	5.40	8.02	7.12	6.63	5.45	8.35
LEASING EXP	193	1.34	.56	.19	1.63				
TOTAL PAYROLL	232	.80	.68	.49	.92				
TOTAL CONTRACT	244	1.23	1.08	.82	1.46				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6014	208
AVG SQFT/RETAIL TENANT	2467	63
AVG SQFT/OFFICE WORKER	272	167
AVG % OFFICE OCCUPANCY	87.9	238
AVG % RETAIL OCCUPANCY	95.6	68
AVG $ RATE YR-END RENT	16.57	188
AVG NET PRKNG INC/STALL	239.35	79
RENTABLE/GROSS SQFT	.86	200

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.88	241
PAYROLL	.29	58
CONTRACT	.70	239
SUP/MAT/MISC	.07	201
TRASH REMOVAL	.06	217
REPR/MAINT TOTAL	1.06	240
PAYROLL	.42	194
ELEVATOR	.14	236
HVAC	.20	233
ELECTRICAL	.06	218
STRUCT/ROOF	.08	134
PLUMBING	.03	203
FIRE/LIFE SFTY	.04	181
OTHER MAINT/SUP	.24	235

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.81	231
ELECTRICAL	1.61	229
GAS	.13	105
FUEL OIL	.04	19
PURCH STEAM	.27	9
PURCH CH WTR	.43	18
COAL		
WATER/SEWER	.09	218
RDS/GNDS/SEC TOTAL	.49	241
RDS/GNDS TOTAL	.18	224
RDS/GNDS PAYRL	.12	24
RDS/GNDS CONTR	.14	205
RDS/GNDS OTHER	.07	131

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	232
SEC PAYROLL	.29	42
SEC CONTRACTS	.30	206
SEC OTHER	.03	91
ADMIN TOTAL	.85	245
PAYROLL	.36	190
MGMT FEES	.46	205
PROF FEES	.08	168
GEN OFC EXP	.10	200
OTHER ADM EXP	.07	176

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.90	242
REAL ESTATE TAX	1.71	242
BUILDING INS	.16	237
PERS PROP TAX	.05	70
OTHER TAX	.11	60
LEASING EXPENSES	1.34	193
ADV/PROMOTION	.07	147
COMMISSIONS	.10	91
PROF FEES	.40	137
TENANT ALTS	1.14	146
BUY-OUTS	.45	14
OTHER LEASING	.19	68

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.80	232
CLEANING	.29	58
REPAIR/MAINT	.42	194
RDS/GROUNDS	.12	24
SECURITY	.29	42
ADMINISTRATIVE	.36	190
TOTAL CONTRACTS	1.23	244
CLEANING	.70	239
REPAIR/MAINT	.38	89
RDS/GROUNDS	.14	205
SECURITY	.30	206
ADMINISTRATIVE	.48	221

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

10-19 YEARS 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	79 BLDS	33,357,856 SQ. FT.				32,152,957 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	69					14.67	14.19	10.63	18.24
RETAIL AREA	36	14.63	15.19	9.63	22.67				
OTHER AREA	13	6.04	9.43	4.73	12.82				
TOTAL RENT	70	14.54	14.03	10.45	17.84				
NET PARKING INC	44	1.03	.68	.39	1.44				
MISCELLANEOUS	49	.41	.16	.07	.39				
TOTAL INCOME	70	15.51	14.92	10.78	18.36				
EXPENSE									
CLEANING	77	1.11	.96	.75	1.28	1.13	1.00	.76	1.34
REPAIR-MAINT	79	1.22	1.12	.87	1.35	1.25	1.15	.89	1.43
UTILITIES	78	1.98	1.90	1.41	2.36	2.00	1.95	1.44	2.41
RDS/GRNDS/SEC	78	.50	.39	.28	.58	.52	.41	.29	.63
ADMINISTRATIVE	76	.82	.74	.56	1.03	.85	.77	.58	1.05
TOTAL OPER EXP	76	6.87	5.21	4.36	6.22	7.14	5.49	4.53	6.50
FIXED EXPENSES	77	2.41	1.80	1.24	2.67	2.50	1.85	1.31	2.83
TOTAL OPER+FIX	75	9.31	6.96	5.96	9.43	9.67	7.49	6.15	9.94
LEASING EXP	65	1.23	.70	.13	1.58				
TOTAL PAYROLL	75	1.98	.77	.53	1.21				
TOTAL CONTRACT	78	1.31	1.20	.89	1.76				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12809	67
AVG SQFT/RETAIL TENANT	2622	37
AVG SQFT/OFFICE WORKER	259	60
AVG % OFFICE OCCUPANCY	86.9	73
AVG % RETAIL OCCUPANCY	74.9	39
AVG $ RATE YR-END RENT	17.86	51
AVG NET PRKNG INC/STALL	672.59	40
RENTABLE/GROSS SQFT	.90	63

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.11	78
PAYROLL	.41	24
CONTRACT	.86	75
SUP/MAT/MISC	.07	62
TRASH REMOVAL	.07	69
REPR/MAINT TOTAL	1.22	79
PAYROLL	.52	67
ELEVATOR	.23	78
HVAC	.19	77
ELECTRICAL	.07	74
STRUCT/ROOF	.04	39
PLUMBING	.02	62
FIRE/LIFE SFTY	.03	53
OTHER MAINT/SUP	.24	78

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.99	77
ELECTRICAL	1.77	77
GAS	.08	25
FUEL OIL	.03	15
PURCH STEAM	.33	15
PURCH CH WTR	.45	6
COAL		
WATER/SEWER	.09	74
RDS/GNDS/SEC TOTAL	.50	78
RDS/GNDS TOTAL	.10	70
RDS/GNDS PAYRL	.09	8
RDS/GNDS CONTR	.08	61
RDS/GNDS OTHER	.03	41

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.42	76
SEC PAYROLL	.42	26
SEC CONTRACTS	.30	66
SEC OTHER	.03	39
ADMIN TOTAL	.82	75
PAYROLL	.32	69
MGMT FEES	.39	64
PROF FEES	.08	51
GEN OFC EXP	.10	63
OTHER ADM EXP	.07	56

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.41	77
REAL ESTATE TAX	2.20	77
BUILDING INS	.17	75
PERS PROP TAX	.01	22
OTHER TAX	.10	22
LEASING EXPENSES	1.23	65
ADV/PROMOTION	.11	46
COMMISSIONS	.09	25
PROF FEES	.34	52
TENANT ALTS	1.10	46
BUY-OUTS	.47	3
OTHER LEASING	.14	20

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.88	75
CLEANING	.41	24
REPAIR/MAINT	.52	67
RDS/GROUNDS	.09	8
SECURITY	.42	26
ADMINISTRATIVE	.32	60
TOTAL CONTRACTS	1.31	78
CLEANING	.86	75
REPAIR/MAINT	.36	34
RDS/GROUNDS	.08	61
SECURITY	.30	66
ADMINISTRATIVE	.43	68

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	57 BLDS	55,004,803 SQ. FT.				52,358,595 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	51					16.87	15.10	11.71	19.98
RETAIL AREA	34	15.85	12.27	4.97	22.52				
OTHER AREA	17	6.45	7.75	4.39	12.26				
TOTAL RENT	53	16.77	14.75	11.05	20.31				
NET PARKING INC	34	.95	.72	.31	1.31				
MISCELLANEOUS	49	.85	.57	.13	.90				
TOTAL INCOME	53	18.12	16.36	13.10	21.65				
EXPENSE									
CLEANING	57	1.19	.97	.77	1.41	1.22	.97	.70	1.44
REPAIR-MAINT	57	1.45	1.17	.92	1.69	1.49	1.21	.93	1.72
UTILITIES	57	2.06	1.86	1.50	2.53	2.09	1.90	1.52	2.53
RDS/GRNDS/SEC	55	.47	.38	.29	.54	.49	.39	.30	.60
ADMINISTRATIVE	57	.88	.85	.61	1.05	.93	.86	.62	1.07
TOTAL OPER EXP	57	6.09	5.42	4.55	6.92	6.40	5.67	4.83	7.04
FIXED EXPENSES	55	3.40	2.14	1.59	4.04	3.58	2.16	1.86	4.15
TOTAL OPER+FIX	55	9.48	8.10	6.43	10.60	9.98	8.47	6.72	11.18
LEASING EXP	52	1.21	.69	.21	1.76				
TOTAL PAYROLL	57	1.20	.90	.58	1.54				
TOTAL CONTRACT	56	1.39	1.11	.74	1.71				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	24916	46
AVG SQFT/RETAIL TENANT	3444	39
AVG SQFT/OFFICE WORKER	279	44
AVG % OFFICE OCCUPANCY	88.6	55
AVG % RETAIL OCCUPANCY	86.5	40
AVG $ RATE YR-END RENT	20.44	35
AVG NET PRKNG INC/STALL	1252.20	25
RENTABLE/GROSS SQFT	.89	44

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.19	56
PAYROLL	.39	19
CONTRACT	.95	54
SUP/MAT/MISC	.07	51
TRASH REMOVAL	.07	56
REPR/MAINT TOTAL	1.45	57
PAYROLL	.61	51
ELEVATOR	.27	57
HVAC	.19	53
ELECTRICAL	.07	52
STRUCT/ROOF	.09	32
PLUMBING	.03	52
FIRE/LIFE SFTY	.06	42
OTHER MAINT/SUP	.28	56

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.06	55
ELECTRICAL	1.73	55
GAS	.07	26
FUEL OIL	.03	9
PURCH STEAM	.48	17
PURCH CH WTR	.63	7
COAL		
WATER/SEWER	.09	51
RDS/GNDS/SEC TOTAL	.47	54
RDS/GNDS TOTAL	.10	45
RDS/GNDS PAYRL	.08	9
RDS/GNDS CONTR	.07	36
RDS/GNDS OTHER	.05	28

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.39	53
SEC PAYROLL	.31	29
SEC CONTRACTS	.24	43
SEC OTHER	.03	35
ADMIN TOTAL	.88	56
PAYROLL	.32	54
MGMT FEES	.41	47
PROF FEES	.11	41
GEN OFC EXP	.11	46
OTHER ADM EXP	.10	43

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.41	54
REAL ESTATE TAX	3.18	54
BUILDING INS	.21	53
PERS PROP TAX	.02	14
OTHER TAX	.04	17
LEASING EXPENSES	1.21	52
ADV/PROMOTION	.10	39
COMMISSIONS	.07	25
PROF FEES	.34	39
TENANT ALTS	.84	43
BUY-OUTS	.25	8
OTHER LEASING	.13	25

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.20	57
CLEANING	.39	19
REPAIR/MAINT	.61	51
RDS/GROUNDS	.08	9
SECURITY	.31	29
ADMINISTRATIVE	.32	54
TOTAL CONTRACTS	1.39	56
CLEANING	.95	54
REPAIR/MAINT	.59	19
RDS/GROUNDS	.07	36
SECURITY	.24	43
ADMINISTRATIVE	.49	48

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

20-29 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	264 BLDS	62,197,069 SQ. FT.				56,660,927 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	241					16.64	13.47	10.01	18.46
RETAIL AREA	97	16.34	14.99	11.12	22.98				
OTHER AREA	45	7.49	9.24	5.41	12.05				
TOTAL RENT	244	16.52	13.66	10.03	18.45				
NET PARKING INC	126	1.02	.85	.41	1.55				
MISCELLANEOUS	153	.57	.17	.06	.55				
TOTAL INCOME	244	17.57	14.11	10.43	19.87				
EXPENSE									
CLEANING	260	1.20	.96	.75	1.33	1.23	.99	.76	1.35
REPAIR-MAINT	260	1.57	1.26	.91	1.73	1.61	1.30	.93	1.77
UTILITIES	259	2.11	1.94	1.65	2.41	2.14	1.98	1.65	2.48
RDS/GRNDS/SEC	253	.46	.37	.19	.60	.48	.38	.20	.63
ADMINISTRATIVE	258	.93	.90	.58	1.16	.97	.93	.60	1.23
TOTAL OPER EXP	253	6.27	5.72	4.85	6.65	6.54	5.97	4.92	6.99
FIXED EXPENSES	258	3.11	1.81	1.22	2.81	3.24	1.87	1.25	3.00
TOTAL OPER + FIX	248	9.38	7.62	6.22	9.45	9.76	7.86	6.39	10.10
LEASING EXP	210	1.37	.60	.20	1.63				
TOTAL PAYROLL	238	1.22	.90	.58	1.31				
TOTAL CONTRACT	254	1.49	1.23	.86	1.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8366	229
AVG SQFT/RETAIL TENANT	2825	106
AVG SQFT/OFFICE WORKER	287	190
AVG % OFFICE OCCUPANCY	88.5	250
AVG % RETAIL OCCUPANCY	88.2	107
AVG $ RATE YR-END RENT	19.09	185
AVG NET PRKNG INC/STALL	652.30	86
RENTABLE/GROSS SQFT	.87	206

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.21	255
PAYROLL	.73	46
CONTRACT	.95	246
SUP/MAT/MISC	.09	206
TRASH REMOVAL	.07	223
REPR/MAINT TOTAL	1.59	250
PAYROLL	.66	209
ELEVATOR	.25	235
HVAC	.25	247
ELECTRICAL	.09	220
STRUCT/ROOF	.11	131
PLUMBING	.04	207
FIRE/LIFE SFTY	.04	146
OTHER MAINT/SUP	.29	242

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.11	249
ELECTRICAL	1.70	246
GAS	.18	172
FUEL OIL	.07	23
PURCH STEAM	.51	44
PURCH CH WTR	.54	16
COAL		
WATER/SEWER	.10	236
RDS/GNDS/SEC TOTAL	.47	245
RDS/GNDS TOTAL	.10	203
RDS/GNDS PAYRL	.06	24
RDS/GNDS CONTR	.08	144
RDS/GNDS OTHER	.05	113

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	222
SEC PAYROLL	.35	49
SEC CONTRACTS	.32	192
SEC OTHER	.03	82
ADMIN TOTAL	.94	248
PAYROLL	.34	176
MGMT FEES	.45	203
PROF FEES	.12	174
GEN OFC EXP	.10	202
OTHER ADM EXP	.15	178

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.12	254
REAL ESTATE TAX	2.74	254
BUILDING INS	.21	245
PERS PROP TAX	.08	56
OTHER TAX	.43	85
LEASING EXPENSES	1.37	210
ADV/PROMOTION	.07	142
COMMISSIONS	.07	76
PROF FEES	.34	162
TENANT ALTS	1.06	168
BUY-OUTS	.39	9
OTHER LEASING	.22	75

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.22	238
CLEANING	.73	46
REPAIR/MAINT	.66	209
RDS/GROUNDS	.06	24
SECURITY	.35	49
ADMINISTRATIVE	.34	176
TOTAL CONTRACTS	1.49	254
CLEANING	.95	246
REPAIR/MAINT	.52	110
RDS/GROUNDS	.08	144
SECURITY	.32	192
ADMINISTRATIVE	.49	222

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

20-29 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	46 BLDS	1,291,357 SQ. FT.				1,257,911 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	45					12.81	11.79	9.32	15.09
RETAIL AREA	6	18.99	15.00	12.13	30.10				
OTHER AREA									
TOTAL RENT	45	12.87	11.83	9.32	15.14				
NET PARKING INC	7	1.11	1.24	.68	1.28				
MISCELLANEOUS	20	.40	.12	.05	.30				
TOTAL INCOME	45	13.22	11.99	9.32	16.48				
EXPENSE									
CLEANING	43	.92	.87	.69	1.08	.93	.87	.69	1.08
REPAIR-MAINT	45	1.21	1.00	.73	1.58	1.24	1.00	.73	1.58
UTILITIES	46	2.07	1.91	1.45	2.54	2.10	1.91	1.45	2.63
RDS/GRNDS/SEC	43	.27	.26	.11	.37	.28	.26	.11	.37
ADMINISTRATIVE	43	.92	.85	.47	1.22	.94	.85	.49	1.26
TOTAL OPER EXP	42	5.38	4.85	4.06	6.59	5.49	4.85	4.18	6.59
FIXED EXPENSES	44	1.65	1.25	1.08	2.03	1.69	1.28	1.08	2.03
TOTAL OPER + FIX	41	7.10	6.73	5.39	8.02	7.25	6.73	5.42	8.02
LEASING EXP	39	1.29	.54	.17	1.87				
TOTAL PAYROLL	34	.66	.60	.35	.87				
TOTAL CONTRACT	45	1.13	.91	.62	1.34				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1941	39
AVG SQFT/RETAIL TENANT	2341	7
AVG SQFT/OFFICE WORKER	240	32
AVG % OFFICE OCCUPANCY	87.7	43
AVG % RETAIL OCCUPANCY	84.5	7
AVG $ RATE YR-END RENT	15.68	36
AVG NET PRKNG INC/STALL	453.90	7
RENTABLE/GROSS SQFT	.86	40

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.91	42
PAYROLL	.41	3
CONTRACT	.73	42
SUP/MAT/MISC	.09	32
TRASH REMOVAL	.10	37
REPR/MAINT TOTAL	1.22	43
PAYROLL	.49	29
ELEVATOR	.17	32
HVAC	.37	42
ELECTRICAL	.07	32
STRUCT/ROOF	.09	16
PLUMBING	.05	29
FIRE/LIFE SFTY	.03	15
OTHER MAINT/SUP	.24	42

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.10	42
ELECTRICAL	1.73	42
GAS	.33	30
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	42
RDS/GNDS/SEC TOTAL	.26	42
RDS/GNDS TOTAL	.18	38
RDS/GNDS PAYRL	.14	3
RDS/GNDS CONTR	.15	30
RDS/GNDS OTHER	.09	23

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.15	27
SEC PAYROLL		
SEC CONTRACTS	.15	21
SEC OTHER	.03	8
ADMIN TOTAL	.90	42
PAYROLL	.48	10
MGMT FEES	.58	39
PROF FEES	.22	26
GEN OFC EXP	.08	27
OTHER ADM EXP	.10	31

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.63	43
REAL ESTATE TAX	1.42	43
BUILDING INS	.19	42
PERS PROP TAX		
OTHER TAX	.14	8
LEASING EXPENSES	1.29	39
ADV/PROMOTION	.04	23
COMMISSIONS	.20	7
PROF FEES	.44	28
TENANT ALTS	1.32	20
BUY-OUTS	.11	2
OTHER LEASING	.05	7

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.66	34
CLEANING	.41	3
REPAIR/MAINT	.48	29
RDS/GROUNDS	.14	3
SECURITY		
ADMINISTRATIVE	.48	10
TOTAL CONTRACTS	1.13	45
CLEANING	.73	42
REPAIR/MAINT	.43	18
RDS/GROUNDS	.15	30
SECURITY	.15	21
ADMINISTRATIVE	.70	40

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

20-29 YEARS 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	51 BLDS	3,865,509 SQ. FT.				3,748,482 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	47					13.31	11.97	9.04	16.57
RETAIL AREA	12	17.94	15.21	11.03	19.91				
OTHER AREA	7	5.54	5.76	4.61	8.88				
TOTAL RENT	48	13.46	12.24	9.25	16.70				
NET PARKING INC	23	1.15	.70	.38	1.60				
MISCELLANEOUS	29	.30	.07	.05	.31				
TOTAL INCOME	48	14.19	12.92	10.06	17.51				
EXPENSE									
CLEANING	50	1.04	.94	.77	1.14	1.06	.96	.77	1.16
REPAIR-MAINT	50	1.25	1.15	.83	1.46	1.26	1.16	.83	1.46
UTILITIES	50	1.91	1.80	1.66	2.18	1.93	1.84	1.66	2.21
RDS/GRNDS/SEC	49	.39	.33	.18	.53	.40	.33	.18	.54
ADMINISTRATIVE	50	.89	.89	.55	1.08	.91	.93	.57	1.10
TOTAL OPER EXP	50	5.46	5.23	4.60	6.19	5.63	5.49	4.61	6.32
FIXED EXPENSES	49	1.96	1.81	1.19	2.41	2.03	1.81	1.27	2.41
TOTAL OPER+FIX	48	7.42	7.00	6.10	8.70	7.66	7.44	6.22	8.76
LEASING EXP	37	.92	.44	.19	1.10				
TOTAL PAYROLL	41	1.08	.95	.45	1.40				
TOTAL CONTRACT	47	1.27	1.04	.85	1.46				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3526	47
AVG SQFT/RETAIL TENANT	2730	13
AVG SQFT/OFFICE WORKER	244	31
AVG % OFFICE OCCUPANCY	87.3	49
AVG % RETAIL OCCUPANCY	93.7	13
AVG $ RATE YR-END RENT	16.33	39
AVG NET PRKNG INC/STALL	435.75	17
RENTABLE/GROSS SQFT	.88	39

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.04	48	**UTILITIES TOTAL**	1.88	47	SECURITY TOTAL	.29	39	**FIXED EXP TOTAL**	1.97	48	**TOTAL PAYROLL**	1.08	41
PAYROLL	.68	11	ELECTRICAL	1.58	47	SEC PAYROLL	.21	7	REAL ESTATE TAX	1.69	46	CLEANING	.68	11
CONTRACT	.75	47	GAS	.20	37	SEC CONTRACTS	.26	32	BUILDING INS	.20	48	REPAIR/MAINT	.54	36
SUP/MAT/MISC	.10	32	FUEL OIL	.07	3	SEC OTHER	.05	14	PERS PROP TAX	.05	8	RDS/GROUNDS	.21	5
TRASH REMOVAL	.07	38	PURCH STEAM	.44	3	**ADMIN TOTAL**	.91	43	OTHER TAX	.18	18	SECURITY	.21	7
REPR/MAINT TOTAL	1.29	45	PURCH CH WTR			PAYROLL	.45	29	**LEASING EXPENSES**	.92	37	ADMINISTRATIVE	.45	29
PAYROLL	.54	36	COAL			MGMT FEES	.52	35	ADV/PROMOTION	.04	24	**TOTAL CONTRACTS**	1.27	47
ELEVATOR	.15	44	WATER/SEWER	.10	46	PROF FEES	.13	27	COMMISSIONS	.09	14	CLEANING	.75	47
HVAC	.27	45	**RDS/GNDS/SEC TOTAL**	.41	43	GEN OFC EXP	.08	37	PROF FEES	.28	27	REPAIR/MAINT	.60	18
ELECTRICAL	.07	41	RDS/GNDS TOTAL	.16	38	OTHER ADM EXP	.07	25	TENANT ALTS	.85	27	RDS/GROUNDS	.15	27
STRUCT/ROOF	.09	22	RDS/GNDS PAYRL	.21	5				BUY-OUTS			SECURITY	.28	32
PLUMBING	.05	40	RDS/GNDS CONTR	.15	27				OTHER LEASING	.14	9	ADMINISTRATIVE	.56	39
FIRE/LIFE SFTY	.02	29	RDS/GNDS OTHER	.04	23									
OTHER MAINT/SUP	.27	44												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

*1992 BOMA Experience Exchange Report

20-29 YEARS 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	96 BLDS	18,577,889 SQ. FT.				17,508,948 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	96					15.80	14.93	10.46	18.49
RETAIL AREA	45	19.87	19.85	11.39	26.71				
OTHER AREA	22	8.45	11.36	8.40	13.77				
TOTAL RENT	87	15.82	14.76	10.64	18.50				
NET PARKING INC	65	1.13	.88	.47	1.56				
MISCELLANEOUS	59	.45	.15	.06	.42				
TOTAL INCOME	87	17.09	15.45	10.94	20.92				
EXPENSE									
CLEANING	96	1.08	.97	.74	1.34	1.11	.90	.77	1.39
REPAIR-MAINT	94	1.49	1.33	.96	1.71	1.54	1.41	.98	1.77
UTILITIES	92	2.08	1.94	1.69	2.35	2.12	1.90	1.74	2.46
RDS/GRNDS/SEC	92	.46	.38	.20	.65	.49	.41	.21	.70
ADMINISTRATIVE	95	.89	.94	.61	1.20	.94	1.03	.63	1.27
TOTAL OPER EXP	90	5.94	6.00	4.96	6.62	6.28	6.19	5.19	7.02
FIXED EXPENSES	96	2.37	1.77	1.21	2.78	2.50	1.83	1.31	2.99
TOTAL OPER+FIX	90	8.16	7.84	6.43	9.38	8.63	8.12	6.48	10.21
LEASING EXP	75	1.24	.77	.21	1.57				
TOTAL PAYROLL	92	1.03	.90	.62	1.16				
TOTAL CONTRACT	93	1.53	1.37	.91	2.04				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5500	84
AVG SQFT/RETAIL TENANT	2783	47
AVG SQFT/OFFICE WORKER	277	61
AVG % OFFICE OCCUPANCY	88.8	89
AVG % RETAIL OCCUPANCY	88.2	48
AVG $ RATE YR-END RENT	18.02	83
AVG NET PRKNG INC/STALL	656.26	38
RENTABLE/GROSS SQFT	.88	89

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.08	94	**UTILITIES TOTAL**	2.07	89	SECURITY TOTAL	.38	89	**FIXED EXP TOTAL**	2.37	96	**TOTAL PAYROLL**	1.03	92
PAYROLL	.76	12	ELECTRICAL	1.68	88	SEC PAYROLL	.26	15	REAL ESTATE TAX	2.05	96	CLEANING	.76	12
CONTRACT	.86	91	GAS	.15	62	SEC CONTRACTS	.36	79	BUILDING INS	.21	94	REPAIR/MAINT	.64	77
SUP/MAT/MISC	.07	82	FUEL OIL	.05	13	SEC OTHER	.05	24	PERS PROP TAX	.03	29	RDS/GROUNDS	.07	7
TRASH REMOVAL	.07	86	PURCH STEAM	.42	16	**ADMIN TOTAL**	.90	94	OTHER TAX	.30	32	SECURITY	.26	15
REPR/MAINT TOTAL	1.50	91	PURCH CH WTR	1.01	6	PAYROLL	.36	72	**LEASING EXPENSES**	1.24	75	ADMINISTRATIVE	.36	72
PAYROLL	.84	77	COAL			MGMT FEES	.55	74	ADV/PROMOTION	.06	53	**TOTAL CONTRACTS**	1.53	93
ELEVATOR	.20	89	WATER/SEWER	.10	83	PROF FEES	.10	65	COMMISSIONS	.07	38	CLEANING	.86	91
HVAC	.28	91	**RDS/GNDS/SEC TOTAL**	.46	91	GEN OFC EXP	.06	77	PROF FEES	.31	62	REPAIR/MAINT	.57	44
ELECTRICAL	.11	82	RDS/GNDS TOTAL	.11	72	OTHER ADM EXP	.07	67	TENANT ALTS	.88	61	RDS/GROUNDS	.13	41
STRUCT/ROOF	.11	57	RDS/GNDS PAYRL	.07	7				BUY-OUTS	.86	2	SECURITY	.36	79
PLUMBING	.03	75	RDS/GNDS CONTR	.13	41				OTHER LEASING	.32	35	ADMINISTRATIVE	.58	80
FIRE/LIFE SFTY	.03	57	RDS/GNDS OTHER	.05	45									
OTHER MAINT/SUP	.25	89												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

*1992 BOMA Experience Exchange Report

Age/Size Analysis

20-29 YEARS 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	50 BLDS	20,759,561 SQ. FT.				20,109,550 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	45					16.09	13.62	10.14	20.46
RETAIL AREA	24	14.25	12.74	9.76	20.75				
OTHER AREA	7	7.62	5.60	5.31	8.62				
TOTAL RENT	45	15.82	13.40	10.19	18.95				
NET PARKING INC	24	.99	.64	.26	1.55				
MISCELLANEOUS	34	.46	.25	.13	.62				
TOTAL INCOME	45	16.68	14.70	10.84	20.79				
EXPENSE									
CLEANING	50	1.26	1.06	.72	1.46	1.28	1.07	.73	1.48
REPAIR-MAINT	50	1.40	1.27	1.04	1.71	1.43	1.31	1.11	1.78
UTILITIES	50	2.18	1.99	1.56	2.60	2.21	2.08	1.58	2.73
RDS/GRNDS/SEC	48	.49	.41	.26	.68	.50	.44	.28	.70
ADMINISTRATIVE	50	.88	.84	.53	1.04	.91	.90	.53	1.10
TOTAL OPER EXP	50	6.26	5.93	5.00	6.99	6.46	6.15	5.05	7.30
FIXED EXPENSES	48	2.98	2.04	1.25	3.35	3.08	2.16	1.33	3.35
TOTAL OPER + FIX	48	9.28	7.98	6.39	10.44	9.59	8.53	6.64	10.79
LEASING EXP	43	1.23	.45	.19	1.67				
TOTAL PAYROLL	50	1.15	.96	.60	1.32				
TOTAL CONTRACT	49	1.61	1.43	1.09	2.03				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13682	40
AVG SQFT/RETAIL TENANT	3084	25
AVG SQFT/OFFICE WORKER	309	40
AVG % OFFICE OCCUPANCY	85.8	48
AVG % RETAIL OCCUPANCY	89.6	25
AVG $ RATE YR-END RENT	20.54	33
AVG NET PRKNG INC/STALL	674.76	19
RENTABLE/GROSS SQFT	.90	40

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.26	50
PAYROLL	.40	13
CONTRACT	1.06	48
SUP/MAT/MISC	.07	44
TRASH REMOVAL	.07	46
REPR/MAINT TOTAL	1.43	50
PAYROLL	.62	47
ELEVATOR	.24	50
HVAC	.22	49
ELECTRICAL	.07	45
STRUCT/ROOF	.10	26
PLUMBING	.03	43
FIRE/LIFE SFTY	.04	33
OTHER MAINT/SUP	.22	46

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.18	50
ELECTRICAL	1.76	48
GAS	.27	30
FUEL OIL	.14	5
PURCH STEAM	.47	16
PURCH CH WTR	.34	7
COAL		
WATER/SEWER	.06	46
RDS/GNDS/SEC TOTAL	.49	48
RDS/GNDS TOTAL	.09	39
RDS/GNDS PAYRL	.04	7
RDS/GNDS CONTR	.07	32
RDS/GNDS OTHER	.07	15

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.42	47
SEC PAYROLL	.26	19
SEC CONTRACTS	.33	43
SEC OTHER	.04	25
ADMIN TOTAL	.88	50
PAYROLL	.35	48
MGMT FEES	.40	39
PROF FEES	.15	39
GEN OFC EXP	.10	45
OTHER ADM EXP	.06	39

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.98	48
REAL ESTATE TAX	2.65	48
BUILDING INS	.21	46
PERS PROP TAX	.10	14
OTHER TAX	.26	20
LEASING EXPENSES	1.23	43
ADV/PROMOTION	.08	27
COMMISSIONS	.10	10
PROF FEES	.36	32
TENANT ALTS	1.03	35
BUY-OUTS	.04	2
OTHER LEASING	.14	15

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.15	50
CLEANING	.40	13
REPAIR/MAINT	.62	47
RDS/GROUNDS	.04	7
SECURITY	.26	19
ADMINISTRATIVE	.35	48
TOTAL CONTRACTS	1.61	49
CLEANING	1.06	48
REPAIR/MAINT	.42	20
RDS/GROUNDS	.07	32
SECURITY	.33	43
ADMINISTRATIVE	.47	44

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

20-29 YEARS MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	20 BLDS	17,122,758 SQ. FT.				16,366,040 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17					19.07	19.75	11.88	24.85
RETAIL AREA	10	10.58	13.80	12.00	17.22				
OTHER AREA	7	8.15	5.84	5.13	9.45				
TOTAL RENT	18	18.84	19.33	12.00	23.14				
NET PARKING INC	9	.83	.73	.29	1.63				
MISCELLANEOUS	12	.92	.65	.18	1.48				
TOTAL INCOME	18	20.05	20.30	13.46	24.33				
EXPENSE									
CLEANING	20	1.31	1.26	.97	1.63	1.33	1.27	.98	1.69
REPAIR-MAINT	20	1.95	1.73	1.26	2.18	1.99	1.75	1.28	2.34
UTILITIES	20	2.10	2.06	1.60	2.43	2.14	2.09	1.62	2.57
RDS/GRNDS/SEC	20	.46	.48	.37	.61	.48	.49	.38	.64
ADMINISTRATIVE	19	1.04	.79	.66	1.16	1.09	.82	.58	1.19
TOTAL OPER EXP	20	6.81	6.23	5.58	7.56	7.13	6.54	5.77	7.61
FIXED EXPENSES	20	4.36	3.12	2.00	5.13	4.56	3.21	2.12	5.39
TOTAL OPER + FIX	20	11.17	10.20	8.26	11.62	11.69	10.38	8.38	12.41
LEASING EXP	16	1.81	.94	.32	3.16				
TOTAL PAYROLL	20	1.61	1.31	.97	1.84				
TOTAL CONTRACT	19	1.35	1.49	.70	1.99				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	22877	18
AVG SQFT/RETAIL TENANT	2761	13
AVG SQFT/OFFICE WORKER	262	15
AVG % OFFICE OCCUPANCY	91.5	20
AVG % RETAIL OCCUPANCY	85.3	13
AVG $ RATE YR-END RENT	19.48	14
AVG NET PRKNG INC/STALL	860.62	5
RENTABLE/GROSS SQFT	.84	17

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.31	20
PAYROLL	1.03	7
CONTRACT	.90	17
SUP/MAT/MISC	.14	15
TRASH REMOVAL	.06	15
REPR/MAINT TOTAL	1.95	20
PAYROLL	.79	19
ELEVATOR	.33	19
HVAC	.25	19
ELECTRICAL	.10	19
STRUCT/ROOF	.14	8
PLUMBING	.04	19
FIRE/LIFE SFTY	.06	12
OTHER MAINT/SUP	.41	20

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.10	20
ELECTRICAL	1.70	20
GAS	.09	13
FUEL OIL	.01	2
PURCH STEAM	.57	6
PURCH CH WTR	.56	3
COAL		
WATER/SEWER	.10	18
RDS/GNDS/SEC TOTAL	.46	20
RDS/GNDS TOTAL	.07	15
RDS/GNDS PAYRL	.04	2
RDS/GNDS CONTR	.05	13
RDS/GNDS OTHER	.04	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.43	19
SEC PAYROLL	.51	7
SEC CONTRACTS	.27	16
SEC OTHER	.02	10
ADMIN TOTAL	1.06	18
PAYROLL	.30	18
MGMT FEES	.35	15
PROF FEES	.12	16
GEN OFC EXP	.10	15
OTHER ADM EXP	.34	16

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.36	20
REAL ESTATE TAX	3.84	20
BUILDING INS	.23	16
PERS PROP TAX	.11	5
OTHER TAX	.83	7
LEASING EXPENSES	1.81	16
ADV/PROMOTION	.08	15
COMMISSIONS	.06	9
PROF FEES	.37	13
TENANT ALTS	1.27	16
BUY-OUTS	.47	2
OTHER LEASING	.22	9

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.61	20
CLEANING	1.03	7
REPAIR/MAINT	.79	19
RDS/GROUNDS	.04	2
SECURITY	.51	7
ADMINISTRATIVE	.30	18
TOTAL CONTRACTS	1.35	19
CLEANING	.90	17
REPAIR/MAINT	.55	10
RDS/GROUNDS	.05	13
SECURITY	.27	16
ADMINISTRATIVE	.36	18

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

30-39 YEARS ALL SIZES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	79 BLDS	21,102,525 SQ. FT.				20,276,242 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	62					17.65	12.64	9.21	17.85
RETAIL AREA	23	21.74	19.00	7.48	34.11				
OTHER AREA	11	5.70	6.06	1.12	12.52				
TOTAL RENT	64	16.24	12.52	9.02	17.53				
NET PARKING INC	18	.45	.31	.14	.80				
MISCELLANEOUS	35	.76	.12	.03	.42				
TOTAL INCOME	64	16.87	12.96	9.07	18.05				
EXPENSE									
CLEANING	76	1.75	1.18	.82	1.55	1.73	1.19	.79	1.55
REPAIR-MAINT	78	2.03	1.56	1.16	2.22	2.09	1.60	1.17	2.26
UTILITIES	79	2.66	1.80	1.52	2.76	2.60	1.88	1.50	2.76
RDS/GRNDS/SEC	75	.76	.40	.21	.78	.79	.40	.22	.76
ADMINISTRATIVE	73	.80	.74	.45	1.04	.84	.63	.45	1.13
TOTAL OPER EXP	76	7.82	6.04	4.68	7.81	8.16	6.32	4.86	8.03
FIXED EXPENSES	77	4.43	1.82	.88	3.18	4.60	1.90	.90	3.18
TOTAL OPER + FIX	74	11.86	8.19	5.76	10.61	12.35	8.77	5.94	11.03
LEASING EXP	49	1.36	.35	.06	1.29				
TOTAL PAYROLL	75	1.48	1.00	.56	1.66				
TOTAL CONTRACT	78	2.21	1.43	.84	2.17				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13225	75
AVG SQFT/RETAIL TENANT	3266	31
AVG SQFT/OFFICE WORKER	283	57
AVG % OFFICE OCCUPANCY	91.8	76
AVG % RETAIL OCCUPANCY	95.5	33
AVG $ RATE YR-END RENT	16.28	56
AVG NET PRKNG INC/STALL	373.72	18
RENTABLE/GROSS SQFT	.89	62

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.76	75
PAYROLL	.76	16
CONTRACT	1.46	71
SUP/MAT/MISC	.10	64
TRASH REMOVAL	.13	69
REPR/MAINT TOTAL	2.03	77
PAYROLL	.86	64
ELEVATOR	.30	73
HVAC	.35	75
ELECTRICAL	.18	70
STRUCT/ROOF	.16	35
PLUMBING	.04	61
FIRE/LIFE SFTY	.05	56
OTHER MAINT/SUP	.34	75

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.67	78
ELECTRICAL	2.08	78
GAS	.11	53
FUEL OIL	.08	8
PURCH STEAM	.60	25
PURCH CH WTR	.73	5
COAL	.11	2
WATER/SEWER	.11	76
RDS/GNDS/SEC TOTAL	.77	74
RDS/GNDS TOTAL	.14	57
RDS/GNDS PAYRL	.26	8
RDS/GNDS CONTR	.05	47
RDS/GNDS OTHER	.09	31

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.70	65
SEC PAYROLL	.65	14
SEC CONTRACTS	.37	59
SEC OTHER	.12	30
ADMIN TOTAL	.81	72
PAYROLL	.40	49
MGMT FEES	.38	46
PROF FEES	.11	43
GEN OFC EXP	.15	61
OTHER ADM EXP	.08	44

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.45	78
REAL ESTATE TAX	4.07	76
BUILDING INS	.30	75
PERS PROP TAX	.41	14
OTHER TAX	.14	25
LEASING EXPENSES	1.36	49
ADV/PROMOTION	.04	28
COMMISSIONS	.05	16
PROF FEES	.20	30
TENANT ALTS	1.10	30
BUY-OUTS	.10	2
OTHER LEASING	1.66	18

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.48	75
CLEANING	.76	16
REPAIR/MAINT	.86	64
RDS/GROUNDS	.26	8
SECURITY	.65	14
ADMINISTRATIVE	.40	49
TOTAL CONTRACTS	2.21	78
CLEANING	1.46	71
REPAIR/MAINT	.75	32
RDS/GROUNDS	.05	47
SECURITY	.37	59
ADMINISTRATIVE	.37	56

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

30-39 YEARS LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	19 BLDS	418,207 SQ. FT.				413,807 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	18					11.87	10.26	8.86	12.02
RETAIL AREA									
OTHER AREA									
TOTAL RENT	18	11.87	10.26	8.86	12.02				
NET PARKING INC	2	1.42	2.01						
MISCELLANEOUS	7	.05	.04	.02	.06				
TOTAL INCOME	18	12.29	10.27	8.95	12.49				
EXPENSE									
CLEANING	17	.99	.90	.78	1.19	.93	.90	.78	1.19
REPAIR-MAINT	18	1.38	1.34	.91	1.96	1.38	1.34	.91	1.96
UTILITIES	19	1.96	1.75	1.48	2.48	1.85	1.73	1.34	2.48
RDS/GRNDS/SEC	18	.34	.26	.16	.40	.34	.26	.17	.40
ADMINISTRATIVE	15	.68	.54	.45	.93	.68	.54	.45	.93
TOTAL OPER EXP	17	5.28	5.46	4.46	6.08	5.33	5.50	4.61	6.06
FIXED EXPENSES	19	1.75	1.01	.83	1.64	1.77	1.01	.86	1.64
TOTAL OPER + FIX	17	7.07	6.57	5.31	9.00	7.14	6.74	5.74	9.00
LEASING EXP	11	1.57	.32	.07	1.01				
TOTAL PAYROLL	16	.85	.75	.39	1.12				
TOTAL CONTRACT	19	1.10	1.08	.61	1.34				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2038	18
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	282	14
AVG % OFFICE OCCUPANCY	91.1	18
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.07	17
AVG NET PRKNG INC/STALL	813.55	2
RENTABLE/GROSS SQFT	.85	15

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.99	17
PAYROLL	.80	2
CONTRACT	.86	15
SUP/MAT/MISC	.10	11
TRASH REMOVAL	.06	16
REPR/MAINT TOTAL	1.37	18
PAYROLL	.63	14
ELEVATOR	.12	14
HVAC	.35	17
ELECTRICAL	.10	13
STRUCT/ROOF	.17	8
PLUMBING	.04	13
FIRE/LIFE SFTY	.05	11
OTHER MAINT/SUP	.24	17

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.96	19
ELECTRICAL	1.62	19
GAS	.26	17
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	19
RDS/GNDS/SEC TOTAL	.34	18
RDS/GNDS TOTAL	.20	16
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	13
RDS/GNDS OTHER	.13	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.25	13
SEC PAYROLL		
SEC CONTRACTS	.26	12
SEC OTHER	.06	2
ADMIN TOTAL	.68	15
PAYROLL	.61	4
MGMT FEES	.47	11
PROF FEES	.06	9
GEN OFC EXP	.12	10
OTHER ADM EXP	.10	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.75	19
REAL ESTATE TAX	1.37	19
BUILDING INS	.34	19
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.57	11
ADV/PROMOTION	.02	4
COMMISSIONS	.01	2
PROF FEES	.35	6
TENANT ALTS	2.17	7
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.85	16
CLEANING	.80	2
REPAIR/MAINT	.63	14
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.61	4
TOTAL CONTRACTS	1.10	19
CLEANING	.86	15
REPAIR/MAINT	.33	7
RDS/GROUNDS	.16	13
SECURITY	.26	12
ADMINISTRATIVE	.49	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

30-39 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	408,722 SQ. FT.				385,998 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					14.50	15.58	9.09	20.67
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	15.17	15.58	9.09	21.42				
NET PARKING INC	2	.27	.30						
MISCELLANEOUS	2	.84	.77						
TOTAL INCOME	5	15.60	15.58	9.39	22.19				
EXPENSE									
CLEANING	5	1.24	1.19	.95	1.66	1.27	1.19	.95	1.74
REPAIR-MAINT	5	1.61	1.51	1.25	2.05	1.65	1.59	1.30	2.05
UTILITIES	5	1.96	1.63	1.40	2.88	2.00	1.83	1.40	2.86
RDS/GRNDS/SEC	5	.45	.30	.12	.95	.47	.37	.12	.96
ADMINISTRATIVE	5	.78	1.00	.36	1.05	.82	1.00	.36	1.22
TOTAL OPER EXP	5	6.02	6.21	5.00	7.38	6.37	6.84	5.24	7.72
FIXED EXPENSES	5	1.94	2.25	1.35	2.52	2.05	2.37	1.57	2.53
TOTAL OPER+FIX	5	7.95	8.87	6.35	9.70	8.42	9.00	7.01	10.10
LEASING EXP	3	.14	.02						
TOTAL PAYROLL	5	1.19	1.22	.45	1.92				
TOTAL CONTRACT	5	1.40	1.41	.97	1.99				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8081	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	282	4
AVG % OFFICE OCCUPANCY	94.2	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.29	4
AVG NET PRKNG INC/STALL	122.87	2
RENTABLE/GROSS SQFT	.85	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.24	5
PAYROLL		
CONTRACT	1.07	5
SUP/MAT/MISC	.09	5
TRASH REMOVAL	.08	5
REPR/MAINT TOTAL	1.61	5
PAYROLL	.56	4
ELEVATOR	.26	5
HVAC	.34	5
ELECTRICAL	.05	4
STRUCT/ROOF	.08	2
PLUMBING	.03	5
FIRE/LIFE SFTY	.04	5
OTHER MAINT/SUP	.20	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.95	5
ELECTRICAL	1.23	5
GAS	.14	4
FUEL OIL		
PURCH STEAM	1.11	2
PURCH CH WTR		
COAL		
WATER/SEWER	.17	4
RDS/GNDS/SEC TOTAL	.45	5
RDS/GNDS TOTAL	.15	4
RDS/GNDS PAYRL	.14	2
RDS/GNDS CONTR	.04	3
RDS/GNDS OTHER	.14	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.33	5
SEC PAYROLL		
SEC CONTRACTS	.31	5
SEC OTHER	.04	3
ADMIN TOTAL	.78	5
PAYROLL	.40	4
MGMT FEES	.44	3
PROF FEES		
GEN OFC EXP	.04	4
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.94	5
REAL ESTATE TAX	1.80	5
BUILDING INS	.11	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.14	3
ADV/PROMOTION	.01	3
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.19	5
CLEANING		
REPAIR/MAINT	.56	4
RDS/GROUNDS	.14	2
SECURITY		
ADMINISTRATIVE	.49	4
TOTAL CONTRACTS	1.40	5
CLEANING	1.07	5
REPAIR/MAINT		
RDS/GROUNDS	.04	3
SECURITY	.31	5
ADMINISTRATIVE	.45	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

30-39 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	30 BLDS	5,502,683 SQ. FT.				5,288,179 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	23					14.05	12.72	7.90	16.93
RETAIL AREA	11	24.21	25.97	10.03	33.22				
OTHER AREA	3	2.74	2.03						
TOTAL RENT	24	14.11	12.58	7.70	17.37				
NET PARKING INC	8	.73	.54	.20	1.36				
MISCELLANEOUS	11	.55	.24	.05	.44				
TOTAL INCOME	24	14.85	13.43	7.70	18.08				
EXPENSE									
CLEANING	30	1.14	1.07	.73	1.32	1.17	1.12	.73	1.36
REPAIR-MAINT	30	1.63	1.49	1.15	1.97	1.69	1.54	1.15	2.09
UTILITIES	30	1.97	1.66	1.36	2.63	1.99	1.66	1.37	2.66
RDS/GRNDS/SEC	29	.54	.49	.15	.77	.57	.53	.17	.78
ADMINISTRATIVE	28	.77	.73	.39	1.04	.80	.79	.40	1.09
TOTAL OPER EXP	30	6.01	5.19	4.34	7.36	6.25	5.40	4.64	8.29
FIXED EXPENSES	29	2.17	1.44	.73	2.88	2.26	1.44	.73	3.07
TOTAL OPER+FIX	29	8.08	6.86	5.06	10.44	8.40	6.86	5.40	10.86
LEASING EXP	16	1.31	.43	.15	2.01				
TOTAL PAYROLL	29	1.32	1.12	.71	1.91				
TOTAL CONTRACT	29	1.47	1.44	.69	1.97				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7868	29
AVG SQFT/RETAIL TENANT	2743	15
AVG SQFT/OFFICE WORKER	269	21
AVG % OFFICE OCCUPANCY	86.3	29
AVG % RETAIL OCCUPANCY	96.6	17
AVG $ RATE YR-END RENT	16.43	22
AVG NET PRKNG INC/STALL	639.99	8
RENTABLE/GROSS SQFT	.87	23

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.14	29
PAYROLL	.34	8
CONTRACT	.90	29
SUP/MAT/MISC	.08	25
TRASH REMOVAL	.07	24
REPR/MAINT TOTAL	1.63	29
PAYROLL	.85	28
ELEVATOR	.24	29
HVAC	.15	28
ELECTRICAL	.09	28
STRUCT/ROOF	.12	12
PLUMBING	.03	25
FIRE/LIFE SFTY	.05	19
OTHER MAINT/SUP	.22	29

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.98	29
ELECTRICAL	1.61	29
GAS	.18	19
FUEL OIL	.02	3
PURCH STEAM	.31	7
PURCH CH WTR		
COAL		
WATER/SEWER	.10	29
RDS/GNDS/SEC TOTAL	.56	28
RDS/GNDS TOTAL	.13	19
RDS/GNDS PAYRL	.08	3
RDS/GNDS CONTR	.05	14
RDS/GNDS OTHER	.14	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.52	25
SEC PAYROLL	.33	7
SEC CONTRACTS	.44	22
SEC OTHER	.08	11
ADMIN TOTAL	.78	27
PAYROLL	.37	21
MGMT FEES	.46	16
PROF FEES	.10	17
GEN OFC EXP	.08	22
OTHER ADM EXP	.08	17

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.17	28
REAL ESTATE TAX	1.82	28
BUILDING INS	.18	27
PERS PROP TAX	.39	10
OTHER TAX	.42	10
LEASING EXPENSES	1.31	16
ADV/PROMOTION	.03	10
COMMISSIONS	.04	7
PROF FEES	.22	13
TENANT ALTS	1.75	10
BUY-OUTS		
OTHER LEASING	.12	8

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.32	29
CLEANING	.34	8
REPAIR/MAINT	.85	28
RDS/GROUNDS	.08	3
SECURITY	.33	7
ADMINISTRATIVE	.37	21
TOTAL CONTRACTS	1.47	29
CLEANING	.90	29
REPAIR/MAINT	.51	11
RDS/GROUNDS	.05	14
SECURITY	.44	22
ADMINISTRATIVE	.46	20

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

30-39 YEARS 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	19 BLDS	8,068,127 SQ. FT.				7,751,535 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	13					17.15	16.90	14.63	19.24
RETAIL AREA	9	25.38	12.73	4.43	41.99				
OTHER AREA	7	5.24	6.06	1.12	11.87				
TOTAL RENT	13	17.12	16.92	14.07	19.50				
NET PARKING INC	6	.24	.20	.06	.39				
MISCELLANEOUS	12	.36	.13	.04	.45				
TOTAL INCOME	13	17.55	17.63	14.38	20.70				
EXPENSE									
CLEANING	19	1.75	1.55	1.40	1.81	1.79	1.60	1.40	1.85
REPAIR-MAINT	18	2.03	1.90	1.48	2.40	2.08	1.97	1.49	2.41
UTILITIES	19	2.56	2.48	1.88	2.93	2.60	2.59	1.88	2.99
RDS/GRNDS/SEC	18	.64	.42	.31	.97	.67	.45	.34	1.02
ADMINISTRATIVE	19	.95	1.00	.64	1.12	.98	1.00	.69	1.20
TOTAL OPER EXP	19	7.89	7.49	6.60	8.46	8.20	7.63	7.01	9.05
FIXED EXPENSES	18	3.46	2.60	1.86	3.93	3.58	2.61	1.90	4.35
TOTAL OPER+FIX	18	11.43	10.04	8.81	10.65	11.84	10.82	9.03	11.59
LEASING EXP	16	2.21	.47	.04	1.72				
TOTAL PAYROLL	19	1.31	.74	.52	1.36				
TOTAL CONTRACT	19	2.24	1.93	1.52	2.97				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13291	17
AVG SQFT/RETAIL TENANT	2048	10
AVG SQFT/OFFICE WORKER	283	12
AVG % OFFICE OCCUPANCY	92.3	18
AVG % RETAIL OCCUPANCY	90.5	10
AVG $ RATE YR-END RENT	17.37	11
AVG NET PRKNG INC/STALL	206.59	6
RENTABLE/GROSS SQFT	.91	15

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.75	19
PAYROLL	.90	4
CONTRACT	1.44	18
SUP/MAT/MISC	.09	18
TRASH REMOVAL	.12	19
REPR/MAINT TOTAL	2.03	18
PAYROLL	.68	12
ELEVATOR	.24	19
HVAC	.44	19
ELECTRICAL	.18	19
STRUCT/ROOF	.22	11
PLUMBING	.05	15
FIRE/LIFE SFTY	.06	17
OTHER MAINT/SUP	.37	19

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.56	19
ELECTRICAL	1.97	19
GAS	.08	9
FUEL OIL	.02	2
PURCH STEAM	.49	13
PURCH CH WTR	.72	4
COAL		
WATER/SEWER	.09	18
RDS/GNDS/SEC TOTAL	.64	18
RDS/GNDS TOTAL	.17	14
RDS/GNDS PAYRL	.32	2
RDS/GNDS CONTR	.07	13
RDS/GNDS OTHER	.08	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.66	17
SEC PAYROLL	.38	3
SEC CONTRACTS	.48	16
SEC OTHER	.03	11
ADMIN TOTAL	.95	19
PAYROLL	.53	15
MGMT FEES	.34	14
PROF FEES	.12	14
GEN OFC EXP	.13	19
OTHER ADM EXP	.09	14

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.46	18
REAL ESTATE TAX	2.93	18
BUILDING INS	.49	18
PERS PROP TAX		
OTHER TAX	.07	11
LEASING EXPENSES	2.21	16
ADV/PROMOTION	.04	10
COMMISSIONS	.06	6
PROF FEES	.31	9
TENANT ALTS	1.29	10
BUY-OUTS		
OTHER LEASING	2.41	8

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.31	19
CLEANING	.90	4
REPAIR/MAINT	.68	12
RDS/GROUNDS	.32	2
SECURITY	.38	3
ADMINISTRATIVE	.53	15
TOTAL CONTRACTS	2.24	19
CLEANING	1.44	18
REPAIR/MAINT	.74	11
RDS/GROUNDS	.07	13
SECURITY	.48	16
ADMINISTRATIVE	.40	18

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

30-39 YEARS MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	6,262,756 SQ. FT.				6,004,922 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					26.75	23.10		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	18.44	9.18						
NET PARKING INC									
MISCELLANEOUS	2	1.93	1.51						
TOTAL INCOME	3	19.49	9.18						
EXPENSE									
CLEANING	4	2.56	2.10	1.16	2.06	2.20	1.73	.78	3.18
REPAIR-MAINT	5	2.51	2.69	1.34	3.03	2.50	2.74	1.38	3.14
UTILITIES	5	3.60	3.97	2.43	4.20	3.23	3.52	1.69	4.19
RDS/GRNDS/SEC	4	1.21	1.27	.62	1.59	1.26	1.33	.60	1.60
ADMINISTRATIVE	5	.69	.67	.39	[illegible]	.72	.67	.40	1.03
TOTAL OPER EXP	4	10.25	10.12	6.63	11.71	10.79	10.46	6.79	12.51
FIXED EXPENSES	5	8.13	9.06	2.36	10.09	8.48	9.21	2.41	11.31
TOTAL OPER+FIX	4	17.69	16.90	8.99	21.20	18.56	16.67	9.20	22.67
LEASING EXP	3	.17	.07						
TOTAL PAYROLL	5	1.93	1.52	1.07	3.13				
TOTAL CONTRACT	5	2.92	2.17	.51	4.36				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	108391	5
AVG SQFT/RETAIL TENANT	6580	4
AVG SQFT/OFFICE WORKER	290	5
AVG % OFFICE OCCUPANCY	95.7	5
AVG % RETAIL OCCUPANCY	98.3	4
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.87	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	2.56	4
PAYROLL		
CONTRACT	2.31	3
SUP/MAT/MISC	.13	4
TRASH REMOVAL	.23	4
REPR/MAINT TOTAL	2.51	5
PAYROLL	.87	5
ELEVATOR	.46	5
HVAC	.41	5
ELECTRICAL	.28	5
STRUCT/ROOF	.06	2
PLUMBING	.03	2
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.44	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	3.60	5
ELECTRICAL	2.77	5
GAS	.05	3
FUEL OIL	.12	2
PURCH STEAM	.60	3
PURCH CH WTR		
COAL		
WATER/SEWER	.16	5
RDS/GNDS/SEC TOTAL	1.21	4
RDS/GNDS TOTAL	.06	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	4
RDS/GNDS OTHER	.04	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.12	4
SEC PAYROLL	.81	4
SEC CONTRACTS	.11	3
SEC OTHER	.25	3
ADMIN TOTAL	.69	5
PAYROLL	.26	4
MGMT FEES	.38	3
PROF FEES	.09	2
GEN OFC EXP	.25	5
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	8.13	5
REAL ESTATE TAX	7.86	5
BUILDING INS	.17	5
PERS PROP TAX	.38	2
OTHER TAX	.02	2
LEASING EXPENSES	.17	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.05	2
TENANT ALTS	.24	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.93	5
CLEANING		
REPAIR/MAINT	.87	5
RDS/GROUNDS		
SECURITY	.81	4
ADMINISTRATIVE	.26	4
TOTAL CONTRACTS	2.92	5
CLEANING	2.31	3
REPAIR/MAINT	1.06	2
RDS/GROUNDS	.03	4
SECURITY	.11	3
ADMINISTRATIVE	.29	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

40-49 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	2,944,978 SQ. FT.				2,927,793 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					24.48	13.27	10.68	22.05
RETAIL AREA	3	8.86	10.85						
OTHER AREA									
TOTAL RENT	12	24.55	13.29	10.66	22.05				
NET PARKING INC	4	.87	.99	.48	1.26				
MISCELLANEOUS	8	.63	.07	.02	.19				
TOTAL INCOME	12	26.06	13.30	11.34	22.16				
EXPENSE									
CLEANING	13	1.64	.93	.63	1.86	1.65	.93	.64	1.86
REPAIR-MAINT	13	1.45	1.33	.90	1.49	1.46	1.33	.92	1.49
UTILITIES	13	2.22	1.84	1.68	2.38	2.23	1.95	1.72	2.38
RDS/GRNDS/SEC	13	.47	.19	.14	.61	.47	.19	.14	.62
ADMINISTRATIVE	13	.63	.84	.60	1.18	.63	.84	.60	1.18
TOTAL OPER EXP	13	6.41	5.66	4.81	6.95	6.44	5.69	4.83	6.95
FIXED EXPENSES	12	4.20	1.72	.93	2.84	4.22	1.72	.93	2.86
TOTAL OPER + FIX	12	10.61	7.81	5.55	10.09	10.67	7.85	5.55	10.09
LEASING EXP	8	1.59	.25	.11	1.32				
TOTAL PAYROLL	13	1.11	.75	.53	1.36				
TOTAL CONTRACT	13	1.60	.89	.62	1.69				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8207	10
AVG SQFT/RETAIL TENANT	2111	3
AVG SQFT/OFFICE WORKER	296	7
AVG % OFFICE OCCUPANCY	88.8	12
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	22.40	7
AVG NET PRKNG INC/STALL	206.31	3
RENTABLE/GROSS SQFT	.89	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.64**	**13**
PAYROLL	1.02	5
CONTRACT	1.19	13
SUP/MAT/MISC	.05	11
TRASH REMOVAL	.14	12
REPR/MAINT TOTAL	**1.41**	**12**
PAYROLL	.73	9
ELEVATOR	.24	11
HVAC	.36	12
ELECTRICAL	.06	12
STRUCT/ROOF	.03	8
PLUMBING	.02	11
FIRE/LIFE SFTY	.04	8
OTHER MAINT/SUP	.23	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.22**	**13**
ELECTRICAL	1.77	13
GAS	.25	8
FUEL OIL		
PURCH STEAM	.42	4
PURCH CH WTR		
COAL		
WATER/SEWER	.11	12
RDS/GNDS/SEC TOTAL	**.47**	**13**
RDS/GNDS TOTAL	.06	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	7
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.48	10
SEC PAYROLL	.38	4
SEC CONTRACTS	.47	7
SEC OTHER	.03	2
ADMIN TOTAL	**.62**	**12**
PAYROLL	.28	8
MGMT FEES	.34	8
PROF FEES	.11	10
GEN OFC EXP	.10	9
OTHER ADM EXP	.15	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.20**	**12**
REAL ESTATE TAX	4.01	12
BUILDING INS	.15	11
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.59**	**8**
ADV/PROMOTION	.11	8
COMMISSIONS	.03	2
PROF FEES	.18	5
TENANT ALTS	1.09	5
BUY-OUTS		
OTHER LEASING	.06	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.11**	**13**
CLEANING	1.02	5
REPAIR/MAINT	.73	9
RDS/GROUNDS		
SECURITY	.38	4
ADMINISTRATIVE	.28	8
TOTAL CONTRACTS	**1.60**	**13**
CLEANING	1.19	13
REPAIR/MAINT	.23	4
RDS/GROUNDS	.06	7
SECURITY	.47	7
ADMINISTRATIVE	.31	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

40-49 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	65,537 SQ. FT.				65,537 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					12.35	11.50		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	12.35	11.50						
NET PARKING INC									
MISCELLANEOUS	3	.07	.09						
TOTAL INCOME	3	12.72	12.35						
EXPENSE									
CLEANING	3	1.21	.93			1.21	.93		
REPAIR-MAINT	3	.92	1.06			.92	1.06		
UTILITIES	3	1.95	1.83			1.95	1.83		
RDS/GRNDS/SEC	3	.19	.09			.19	.09		
ADMINISTRATIVE	3	1.02	.92			1.02	.92		
TOTAL OPER EXP	3	5.29	4.96			5.29	4.96		
FIXED EXPENSES	2	1.19	1.16			1.19	1.16		
TOTAL OPER + FIX	2	6.53	6.46			6.53	6.46		
LEASING EXP	3	1.10	.31						
TOTAL PAYROLL	3	.61	.72						
TOTAL CONTRACT	3	1.15	.89						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3982	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	97.2	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.09	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.21**	**3**
PAYROLL		
CONTRACT	.92	3
SUP/MAT/MISC	.17	3
TRASH REMOVAL	.11	3
REPR/MAINT TOTAL	**.92**	**3**
PAYROLL	.51	2
ELEVATOR	.10	2
HVAC	.21	3
ELECTRICAL	.10	3
STRUCT/ROOF	.07	3
PLUMBING	.03	3
FIRE/LIFE SFTY	.05	2
OTHER MAINT/SUP	.08	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.95**	**3**
ELECTRICAL	1.46	3
GAS	.38	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	3
RDS/GNDS/SEC TOTAL	**.19**	**3**
RDS/GNDS TOTAL	.12	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	2
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.12	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**1.02**	**3**
PAYROLL		
MGMT FEES	.63	2
PROF FEES	.27	3
GEN OFC EXP	.01	2
OTHER ADM EXP	.07	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.19**	**2**
REAL ESTATE TAX	.81	2
BUILDING INS	.38	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.10**	**3**
ADV/PROMOTION	.02	3
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.61**	**3**
CLEANING		
REPAIR/MAINT	.51	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**1.15**	**3**
CLEANING	.92	3
REPAIR/MAINT	.07	2
RDS/GROUNDS	.18	2
SECURITY		
ADMINISTRATIVE	.61	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

40-49 YEARS 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	868,775 SQ. FT.				867,224 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					19.76	14.63	12.07	23.41
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	19.78	14.66	12.12	23.41				
NET PARKING INC	2	.70	.71						
MISCELLANEOUS	2	.16	.13						
TOTAL INCOME	4	23.63	14.92	12.85	28.66				
EXPENSE									
CLEANING	5	1.47	.67	.62	2.20	1.47	.67	.62	2.20
REPAIR-MAINT	5	1.56	1.48	.72	2.19	1.56	1.48	.73	2.19
UTILITIES	5	2.17	1.78	1.55	2.84	2.17	1.78	1.55	2.85
RDS/GRNDS/SEC	5	.49	.60	.16	.72	.49	.60	.16	.72
ADMINISTRATIVE	5	.96	.90	.66	1.34	.96	.91	.66	1.34
TOTAL OPER EXP	5	6.66	5.86	4.90	7.88	6.67	5.91	4.90	7.88
FIXED EXPENSES	5	4.15	2.39	1.49	6.12	4.16	2.41	1.49	6.12
TOTAL OPER+FIX	5	10.81	8.25	6.39	14.00	10.83	8.32	6.39	14.00
LEASING EXP	3	4.30	.14						
TOTAL PAYROLL	5	2.34	1.49	.99	3.35				
TOTAL CONTRACT	5	.60	.64	.32	.99				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6893	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	399	4
AVG % OFFICE OCCUPANCY	87.2	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	29.28	2
AVG NET PRKNG INC/STALL	201.44	2
RENTABLE/GROSS SQFT	.87	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.47	5
PAYROLL	1.32	3
CONTRACT	.47	5
SUP/MAT/MISC	.05	4
TRASH REMOVAL	.09	5
REPR/MAINT TOTAL	1.56	5
PAYROLL	.86	4
ELEVATOR	.27	5
HVAC	.22	5
ELECTRICAL	.04	5
STRUCT/ROOF	.09	2
PLUMBING	.05	4
FIRE/LIFE SFTY	.05	4
OTHER MAINT/SUP	.22	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.17	5
ELECTRICAL	1.97	5
GAS	.14	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	5
RDS/GNDS/SEC TOTAL	.49	5
RDS/GNDS TOTAL	.13	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.13	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.58	4
SEC PAYROLL	.67	3
SEC CONTRACTS	.05	3
SEC OTHER		
ADMIN TOTAL	.96	5
PAYROLL	.51	4
MGMT FEES	.50	3
PROF FEES	.12	3
GEN OFC EXP	.29	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.15	5
REAL ESTATE TAX	3.78	5
BUILDING INS	.27	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	4.30	3
ADV/PROMOTION	.15	3
COMMISSIONS		
PROF FEES	.20	3
TENANT ALTS	3.54	2
BUY-OUTS		
OTHER LEASING	.06	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.34	5
CLEANING	1.32	3
REPAIR/MAINT	.86	4
RDS/GROUNDS		
SECURITY	.67	3
ADMINISTRATIVE	.51	4
TOTAL CONTRACTS	.60	5
CLEANING	.47	5
REPAIR/MAINT		
RDS/GROUNDS	.13	2
SECURITY	.05	3
ADMINISTRATIVE	.71	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

50 OR MORE YEARS ALL SIZES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	180 BLDS	42,617,924 SQ. FT.				39,624,154 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	180					16.30	11.50	7.80	17.01
RETAIL AREA	107	20.64	16.78	8.95	28.78				
OTHER AREA	31	3.34	4.06	1.91	6.46				
TOTAL RENT	162	16.64	12.35	7.75	17.60				
NET PARKING INC	35	.72	.54	.27	.88				
MISCELLANEOUS	99	.63	.23	.06	.59				
TOTAL INCOME	162	17.23	12.66	8.34	17.86				
EXPENSE									
CLEANING	173	1.46	1.10	.76	1.55	1.52	1.17	.81	1.63
REPAIR-MAINT	177	1.66	1.29	.85	1.88	1.74	1.36	.94	2.05
UTILITIES	174	2.00	1.63	1.20	2.11	2.04	1.65	1.26	2.13
RDS/GRNDS/SEC	164	.46	.37	.19	.54	.49	.38	.20	.60
ADMINISTRATIVE	173	.91	.73	.50	1.14	.96	.83	.53	1.32
TOTAL OPER EXP	165	6.53	5.37	4.16	6.88	7.03	5.74	4.61	7.48
FIXED EXPENSES	177	3.24	1.46	.85	3.28	3.49	1.57	.94	3.67
TOTAL OPER+FIX	163	9.75	7.19	5.15	10.01	10.53	7.54	5.92	10.95
LEASING EXP	142	1.54	.67	.21	1.65				
TOTAL PAYROLL	158	1.79	1.02	.60	1.72				
TOTAL CONTRACT	172	1.36	1.19	.72	1.86				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4303	155
AVG SQFT/RETAIL TENANT	2646	107
AVG SQFT/OFFICE WORKER	274	128
AVG % OFFICE OCCUPANCY	86.7	174
AVG % RETAIL OCCUPANCY	87.7	117
AVG $ RATE YR-END RENT	17.96	139
AVG NET PRKNG INC/STALL	720.74	29
RENTABLE/GROSS SQFT	.86	139

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.48	167
PAYROLL	.93	58
CONTRACT	.90	161
SUP/MAT/MISC	.08	143
TRASH REMOVAL	.08	149
REPR/MAINT TOTAL	1.67	172
PAYROLL	.80	136
ELEVATOR	.25	169
HVAC	.20	162
ELECTRICAL	.09	153
STRUCT/ROOF	.15	89
PLUMBING	.05	144
FIRE/LIFE SFTY	.04	104
OTHER MAINT/SUP	.29	169

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.01	169
ELECTRICAL	1.58	167
GAS	.18	118
FUEL OIL	.06	13
PURCH STEAM	.39	50
PURCH CH WTR	.63	4
COAL		
WATER/SEWER	.11	162
RDS/GNDS/SEC TOTAL	.46	161
RDS/GNDS TOTAL	.09	82
RDS/GNDS PAYRL	.17	10
RDS/GNDS CONTR	.05	47
RDS/GNDS OTHER	.04	47

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.42	154
SEC PAYROLL	.31	51
SEC CONTRACTS	.28	134
SEC OTHER	.05	59
ADMIN TOTAL	.92	170
PAYROLL	.40	112
MGMT FEES	.49	128
PROF FEES	.11	109
GEN OFC EXP	.09	138
OTHER ADM EXP	.08	106

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.27	176
REAL ESTATE TAX	2.96	176
BUILDING INS	.21	168
PERS PROP TAX	.41	30
OTHER TAX	.06	55
LEASING EXPENSES	1.54	142
ADV/PROMOTION	.07	90
COMMISSIONS	.09	51
PROF FEES	.27	104
TENANT ALTS	1.29	116
BUY-OUTS	.49	7
OTHER LEASING	.37	30

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.79	158
CLEANING	.93	58
REPAIR/MAINT	.80	136
RDS/GROUNDS	.17	10
SECURITY	.31	51
ADMINISTRATIVE	.40	112
TOTAL CONTRACTS	1.36	172
CLEANING	.90	161
REPAIR/MAINT	.53	73
RDS/GROUNDS	.05	47
SECURITY	.28	134
ADMINISTRATIVE	.51	148

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

50 OR MORE YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	22 BLDS	743,545 SQ. FT.				663,625 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	20					9.66	10.24	6.98	12.32
RETAIL AREA	10	15.13	15.92	9.57	24.41				
OTHER AREA	2	2.13	2.14						
TOTAL RENT	20	10.10	10.28	7.13	13.22				
NET PARKING INC	3	.14	.13						
MISCELLANEOUS	8	.12	.04	.02	.14				
TOTAL INCOME	20	10.24	10.31	7.14	13.67				
EXPENSE									
CLEANING	19	1.24	1.10	.82	1.24	1.30	1.15	.92	1.24
REPAIR-MAINT	21	1.09	1.02	.78	1.50	1.19	1.14	.88	1.56
UTILITIES	21	1.64	1.57	1.14	2.13	1.73	1.60	1.25	2.13
RDS/GRNDS/SEC	18	.40	.22	.11	.45	.45	.29	.11	.60
ADMINISTRATIVE	20	.63	.65	.26	.78	.71	.65	.31	.81
TOTAL OPER EXP	18	4.85	4.66	3.86	5.67	5.24	5.00	3.86	5.67
FIXED EXPENSES	21	1.84	1.05	.61	2.50	2.04	1.07	.71	2.55
TOTAL OPER+FIX	18	6.66	6.04	4.45	8.33	7.20	6.31	4.79	8.65
LEASING EXP	17	1.70	.67	.12	1.89				
TOTAL PAYROLL	12	1.16	.45	.27	1.08				
TOTAL CONTRACT	19	1.47	1.10	.85	1.88				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1566	19
AVG SQFT/RETAIL TENANT	2167	11
AVG SQFT/OFFICE WORKER	303	16
AVG % OFFICE OCCUPANCY	82.1	20
AVG % RETAIL OCCUPANCY	94.5	11
AVG $ RATE YR-END RENT	14.47	17
AVG NET PRKNG INC/STALL	125.13	3
RENTABLE/GROSS SQFT	.70	16

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.24	19
PAYROLL	1.48	3
CONTRACT	.91	17
SUP/MAT/MISC	.14	14
TRASH REMOVAL	.09	16
REPR/MAINT TOTAL	1.15	19
PAYROLL	.43	9
ELEVATOR	.24	17
HVAC	.25	15
ELECTRICAL	.07	12
STRUCT/ROOF	.29	7
PLUMBING	.06	11
FIRE/LIFE SFTY	.06	12
OTHER MAINT/SUP	.27	19

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.64	20
ELECTRICAL	1.31	20
GAS	.30	14
FUEL OIL		
PURCH STEAM	.31	2
PURCH CH WTR		
COAL		
WATER/SEWER	.09	18
RDS/GNDS/SEC TOTAL	.40	18
RDS/GNDS TOTAL	.14	14
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.19	7
RDS/GNDS OTHER	.08	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	15
SEC PAYROLL		
SEC CONTRACTS	.31	12
SEC OTHER	.03	7
ADMIN TOTAL	.63	20
PAYROLL		
MGMT FEES	.66	15
PROF FEES	.14	12
GEN OFC EXP	.10	9
OTHER ADM EXP	.06	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.84	21
REAL ESTATE TAX	1.32	21
BUILDING INS	.53	20
PERS PROP TAX		
OTHER TAX	.11	5
LEASING EXPENSES	1.70	17
ADV/PROMOTION	.04	9
COMMISSIONS	.12	5
PROF FEES	.76	9
TENANT ALTS	1.20	10
BUY-OUTS	4.37	2
OTHER LEASING	.02	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.16	12
CLEANING	1.48	3
REPAIR/MAINT	.43	9
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.47	19
CLEANING	.91	17
REPAIR/MAINT	.57	5
RDS/GROUNDS	.19	7
SECURITY	.31	12
ADMINISTRATIVE	.68	17

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

50 OR MORE YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	38 BLDS	2,758,815 SQ. FT.				2,490,125 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	35					11.75	10.90	7.20	15.68
RETAIL AREA	23	20.86	21.97	8.17	36.28				
OTHER AREA	6	10.06	7.72	4.42	22.74				
TOTAL RENT	35	12.36	9.74	7.21	17.54				
NET PARKING INC	8	.74	.81	.24	.94				
MISCELLANEOUS	25	.28	.18	.06	.36				
TOTAL INCOME	35	12.75	11.65	7.69	17.66				
EXPENSE									
CLEANING	38	1.18	.97	.61	1.45	1.28	1.07	.67	1.60
REPAIR-MAINT	37	1.18	1.09	.76	1.56	1.28	1.16	.91	1.77
UTILITIES	37	1.59	1.48	1.07	1.91	1.66	1.63	1.20	1.94
RDS/GRNDS/SEC	32	.37	.32	.12	.45	.40	.33	.13	.49
ADMINISTRATIVE	38	.92	.65	.54	1.19	1.02	.74	.56	1.33
TOTAL OPER EXP	36	5.10	4.69	4.01	6.40	5.64	5.32	4.23	7.04
FIXED EXPENSES	37	1.55	1.16	.59	1.88	1.71	1.26	.88	2.18
TOTAL OPER+FIX	35	6.55	6.03	4.83	7.94	7.26	6.64	5.36	9.26
LEASING EXP	32	1.07	.40	.15	1.29				
TOTAL PAYROLL	35	1.11	.73	.45	1.29				
TOTAL CONTRACT	35	1.26	1.05	.55	1.87				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2369	33
AVG SQFT/RETAIL TENANT	2361	23
AVG SQFT/OFFICE WORKER	268	24
AVG % OFFICE OCCUPANCY	84.8	38
AVG % RETAIL OCCUPANCY	88.3	25
AVG $ RATE YR-END RENT	14.22	29
AVG NET PRKNG INC/STALL	674.05	6
RENTABLE/GROSS SQFT	.83	24

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.16	35
PAYROLL	.72	12
CONTRACT	.83	33
SUP/MAT/MISC	.09	30
TRASH REMOVAL	.07	30
REPR/MAINT TOTAL	1.18	36
PAYROLL	.55	31
ELEVATOR	.22	36
HVAC	.15	33
ELECTRICAL	.04	33
STRUCT/ROOF	.10	19
PLUMBING	.04	28
FIRE/LIFE SFTY	.04	18
OTHER MAINT/SUP	.21	36

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.59	35
ELECTRICAL	1.21	34
GAS	.23	26
FUEL OIL		
PURCH STEAM	.48	8
PURCH CH WTR		
COAL		
WATER/SEWER	.09	34
RDS/GNDS/SEC TOTAL	.38	31
RDS/GNDS TOTAL	.05	14
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	8
RDS/GNDS OTHER	.04	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.39	29
SEC PAYROLL	.15	4
SEC CONTRACTS	.38	27
SEC OTHER	.02	9
ADMIN TOTAL	.92	37
PAYROLL	.50	19
MGMT FEES	.48	32
PROF FEES	.11	19
GEN OFC EXP	.13	31
OTHER ADM EXP	.11	24

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.55	37
REAL ESTATE TAX	1.28	37
BUILDING INS	.25	36
PERS PROP TAX	.02	4
OTHER TAX	.09	12
LEASING EXPENSES	1.07	32
ADV/PROMOTION	.03	17
COMMISSIONS	.06	9
PROF FEES	.21	26
TENANT ALTS	1.04	26
BUY-OUTS		
OTHER LEASING	.01	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.11	36
CLEANING	.72	12
REPAIR/MAINT	.55	31
RDS/GROUNDS		
SECURITY	.15	4
ADMINISTRATIVE	.50	19
TOTAL CONTRACTS	1.26	35
CLEANING	.83	33
REPAIR/MAINT	.31	16
RDS/GROUNDS	.02	8
SECURITY	.38	27
ADMINISTRATIVE	.51	35

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

50 OR MORE YEARS 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	82 BLDS	14,520,389 SQ. FT.				13,487,796 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	77					12.37	11.08	6.97	14.65
RETAIL AREA	54	18.99	15.33	8.74	26.84				
OTHER AREA	16	3.79	3.46	1.12	6.20				
TOTAL RENT	79	12.69	11.20	7.21	15.16				
NET PARKING INC	18	1.05	.73	.40	.95				
MISCELLANEOUS	46	.67	.34	.08	.96				
TOTAL INCOME	79	13.33	11.88	7.87	15.63				
EXPENSE									
CLEANING	78	1.16	1.02	.68	1.43	1.22	1.07	.70	1.50
REPAIR-MAINT	82	1.39	1.27	.83	1.91	1.46	1.33	.83	2.11
UTILITIES	80	1.63	1.45	1.13	1.97	1.68	1.51	1.17	1.98
RDS/GRNDS/SEC	79	.44	.36	.23	.58	.47	.41	.25	.66
ADMINISTRATIVE	78	.95	.75	.52	1.28	1.03	.89	.53	1.35
TOTAL OPER EXP	76	5.62	5.16	4.16	6.47	6.07	5.58	4.61	7.05
FIXED EXPENSES	82	2.01	1.41	.86	2.92	2.17	1.49	1.00	3.10
TOTAL OPER+FIX	76	7.61	6.86	5.27	9.48	8.23	7.52	6.06	10.10
LEASING EXP	67	1.06	.66	.21	1.34				
TOTAL PAYROLL	75	1.30	1.03	.62	1.62				
TOTAL CONTRACT	81	1.32	1.19	.77	1.55				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3366	71
AVG SQFT/RETAIL TENANT	2171	53
AVG SQFT/OFFICE WORKER	290	60
AVG % OFFICE OCCUPANCY	82.0	81
AVG % RETAIL OCCUPANCY	87.4	60
AVG $ RATE YR-END RENT	15.21	67
AVG NET PRKNG INC/STALL	593.54	16
RENTABLE/GROSS SQFT	.87	68

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.16	77
PAYROLL	.59	22
CONTRACT	.69	75
SUP/MAT/MISC	.07	67
TRASH REMOVAL	.07	70
REPR/MAINT TOTAL	1.39	81
PAYROLL	.64	65
ELEVATOR	.24	80
HVAC	.21	78
ELECTRICAL	.07	73
STRUCT/ROOF	.10	44
PLUMBING	.05	72
FIRE/LIFE SFTY	.05	48
OTHER MAINT/SUP	.24	78

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.64	79
ELECTRICAL	1.24	78
GAS	.16	52
FUEL OIL	.13	4
PURCH STEAM	.41	28
PURCH CH WTR	.16	2
COAL		
WATER/SEWER	.15	76
RDS/GNDS/SEC TOTAL	.43	78
RDS/GNDS TOTAL	.06	37
RDS/GNDS PAYRL	.27	3
RDS/GNDS CONTR	.05	23
RDS/GNDS OTHER	.02	21

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.41	77
SEC PAYROLL	.35	24
SEC CONTRACTS	.32	68
SEC OTHER	.02	26
ADMIN TOTAL	.95	77
PAYROLL	.50	60
MGMT FEES	.47	55
PROF FEES	.08	52
GEN OFC EXP	.09	65
OTHER ADM EXP	.11	51

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.01	82
REAL ESTATE TAX	1.73	82
BUILDING INS	.25	79
PERS PROP TAX	.13	19
OTHER TAX	.08	22
LEASING EXPENSES	1.06	67
ADV/PROMOTION	.06	48
COMMISSIONS	.10	23
PROF FEES	.26	46
TENANT ALTS	.92	56
BUY-OUTS		
OTHER LEASING	.23	15

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.30	75
CLEANING	.59	22
REPAIR/MAINT	.64	65
RDS/GROUNDS	.27	3
SECURITY	.35	24
ADMINISTRATIVE	.50	60
TOTAL CONTRACTS	1.32	81
CLEANING	.69	75
REPAIR/MAINT	.47	34
RDS/GROUNDS	.05	23
SECURITY	.32	68
ADMINISTRATIVE	.46	66

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

50 OR MORE YEARS 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	24 BLDS	10,977,289 SQ. FT.				10,144,144 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	18					18.36	18.32	17.01	19.91
RETAIL AREA	13	20.85	21.21	10.74	32.09				
OTHER AREA	5	2.50	3.10	1.26	5.60				
TOTAL RENT	18	18.03	18.25	16.96	19.91				
NET PARKING INC	4	.45	.36	.21	.67				
MISCELLANEOUS	12	.54	.22	.09	.97				
TOTAL INCOME	18	18.49	18.48	17.10	20.02				
EXPENSE									
CLEANING	24	1.62	1.51	1.31	1.87	1.68	1.58	1.36	1.95
REPAIR-MAINT	24	1.87	1.77	1.37	2.18	1.95	1.83	1.45	2.28
UTILITIES	23	2.11	2.07	1.70	2.51	2.14	2.09	1.69	2.54
RDS/GRNDS/SEC	23	.46	.45	.25	.00	.52	.47	.28	.61
ADMINISTRATIVE	23	.96	1.04	.62	1.25	1.04	1.08	.70	1.37
TOTAL OPER EXP	23	7.15	7.14	6.46	7.71	7.67	7.48	6.97	8.32
FIXED EXPENSES	23	3.32	3.19	1.95	3.89	3.60	3.45	2.23	4.07
TOTAL OPER+FIX	22	10.47	10.46	8.97	11.84	11.25	11.50	9.95	12.87
LEASING EXP	18	2.01	1.46	.57	2.18				
TOTAL PAYROLL	24	1.69	1.38	.86	2.53				
TOTAL CONTRACT	24	1.53	1.43	.89	1.99				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6148	21
AVG SQFT/RETAIL TENANT	3168	15
AVG SQFT/OFFICE WORKER	274	19
AVG % OFFICE OCCUPANCY	88.6	21
AVG % RETAIL OCCUPANCY	87.5	15
AVG $ RATE YR-END RENT	19.46	17
AVG NET PRKNG INC/STALL	1988.78	3
RENTABLE/GROSS SQFT	.86	21

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.67	23
PAYROLL	.83	14
CONTRACT	1.06	23
SUP/MAT/MISC	.10	20
TRASH REMOVAL	.06	21
REPR/MAINT TOTAL	1.87	24
PAYROLL	.79	23
ELEVATOR	.27	24
HVAC	.24	24
ELECTRICAL	.10	23
STRUCT/ROOF	.25	12
PLUMBING	.05	21
FIRE/LIFE SFTY	.06	16
OTHER MAINT/SUP	.30	24

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.11	23
ELECTRICAL	1.66	23
GAS	.23	18
FUEL OIL	.14	4
PURCH STEAM	.30	7
PURCH CH WTR		
COAL		
WATER/SEWER	.12	23
RDS/GNDS/SEC TOTAL	.48	23
RDS/GNDS TOTAL	.10	13
RDS/GNDS PAYRL	.14	4
RDS/GNDS CONTR	.05	7
RDS/GNDS OTHER	.05	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.44	22
SEC PAYROLL	.21	15
SEC CONTRACTS	.32	19
SEC OTHER	.04	12
ADMIN TOTAL	.96	23
PAYROLL	.36	23
MGMT FEES	.55	16
PROF FEES	.11	15
GEN OFC EXP	.13	20
OTHER ADM EXP	.06	15

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.32	23
REAL ESTATE TAX	3.10	23
BUILDING INS	.15	20
PERS PROP TAX	.48	4
OTHER TAX	.06	10
LEASING EXPENSES	2.01	18
ADV/PROMOTION	.08	12
COMMISSIONS	.10	8
PROF FEES	.25	16
TENANT ALTS	1.44	17
BUY-OUTS	.35	3
OTHER LEASING	.85	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.69	24
CLEANING	.83	14
REPAIR/MAINT	.79	23
RDS/GROUNDS	.14	4
SECURITY	.21	15
ADMINISTRATIVE	.36	23
TOTAL CONTRACTS	1.53	24
CLEANING	1.06	23
REPAIR/MAINT	.71	9
RDS/GROUNDS	.05	7
SECURITY	.32	19
ADMINISTRATIVE	.58	18

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

50 OR MORE YEARS MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	13 BLDS	13,470,136 SQ. FT.				12,716,837 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					21.66	19.41	9.15	25.41
RETAIL AREA	7	23.81	10.60	7.73	23.73				
OTHER AREA									
TOTAL RENT	9	22.83	19.41	9.08	25.18				
NET PARKING INC	2	.30	.29						
MISCELLANEOUS	8	.74	.38	.06	.50				
TOTAL INCOME	9	23.56	19.88	10.92	25.19				
EXPENSE									
CLEANING	13	1.70	1.63	1.03	2.16	1.76	1.60	1.08	2.19
REPAIR-MAINT	12	1.93	1.94	1.03	2.60	2.00	1.98	1.09	2.60
UTILITIES	12	2.45	2.46	1.52	2.88	2.47	2.50	1.52	2.91
RDS/GRNDS/SEC	11	.48	.23	.17	.40	.51	.26	.19	.41
ADMINISTRATIVE	13	.85	.71	.47	1.19	.90	.75	.48	1.31
TOTAL OPER EXP	11	7.52	7.58	5.20	8.38	8.02	7.84	5.70	8.49
FIXED EXPENSES	13	4.94	4.65	1.18	6.46	5.23	4.65	1.27	6.49
TOTAL OPER+FIX	11	12.77	12.23	6.62	14.02	13.61	12.53	7.43	14.21
LEASING EXP	7	1.75	.66	.27	1.49				
TOTAL PAYROLL	12	2.54	1.64	1.51	3.14				
TOTAL CONTRACT	12	1.26	1.08	.45	1.99				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6418	10
AVG SQFT/RETAIL TENANT	3876	5
AVG SQFT/OFFICE WORKER	256	8
AVG % OFFICE OCCUPANCY	90.4	13
AVG % RETAIL OCCUPANCY	87.3	6
AVG $ RATE YR-END RENT	21.56	8
AVG NET PRKNG INC/STALL	796.78	2
RENTABLE/GROSS SQFT	.85	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.76	12
PAYROLL	1.18	7
CONTRACT	.82	12
SUP/MAT/MISC	.07	11
TRASH REMOVAL	.11	11
REPR/MAINT TOTAL	1.96	11
PAYROLL	1.04	10
ELEVATOR	.25	11
HVAC	.16	11
ELECTRICAL	.12	11
STRUCT/ROOF	.14	7
PLUMBING	.05	11
FIRE/LIFE SFTY	.03	9
OTHER MAINT/SUP	.34	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.50	11
ELECTRICAL	2.02	11
GAS	.12	7
FUEL OIL	.03	3
PURCH STEAM	.42	5
PURCH CH WTR		
COAL		
WATER/SEWER	.06	10
RDS/GNDS/SEC TOTAL	.48	10
RDS/GNDS TOTAL	.13	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	2
RDS/GNDS OTHER	.05	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.43	10
SEC PAYROLL	.37	7
SEC CONTRACTS	.14	7
SEC OTHER	.09	4
ADMIN TOTAL	.86	12
PAYROLL	.34	10
MGMT FEES	.46	9
PROF FEES	.14	11
GEN OFC EXP	.07	12
OTHER ADM EXP	.07	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	5.14	12
REAL ESTATE TAX	4.78	12
BUILDING INS	.20	12
PERS PROP TAX	.84	2
OTHER TAX	.04	6
LEASING EXPENSES	1.75	7
ADV/PROMOTION	.09	4
COMMISSIONS	.06	5
PROF FEES	.30	6
TENANT ALTS	1.65	6
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.54	12
CLEANING	1.18	7
REPAIR/MAINT	1.04	10
RDS/GROUNDS		
SECURITY	.37	7
ADMINISTRATIVE	.34	10
TOTAL CONTRACTS	1.26	12
CLEANING	.82	12
REPAIR/MAINT	.52	8
RDS/GROUNDS	.04	2
SECURITY	.14	7
ADMINISTRATIVE	.51	11

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	1387 BLDS	433,056,261 SQ. FT.				412,964,065 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	1216					18.45	14.62	10.59	20.28
RETAIL AREA	620	17.47	15.28	8.86	25.00				
OTHER AREA	213	8.84	5.84	3.16	11.60				
TOTAL RENT	1250	18.49	14.63	10.50	20.19				
NET PARKING INC	652	.88	.72	.34	1.26				
MISCELLANEOUS	850	.73	.17	.05	.50				
TOTAL INCOME	1250	19.65	15.31	11.10	21.37				
EXPENSE									
CLEANING	1364	1.26	.96	.72	1.32	1.29	.99	.73	1.37
REPAIR-MAINT	1366	1.49	1.11	.80	1.60	1.53	1.16	.83	1.66
UTILITIES	1360	1.96	1.73	1.32	2.25	1.99	1.74	1.34	2.27
RDS/GRNDS/SEC	1320	.52	.39	.23	.60	.55	.40	.24	.63
ADMINISTRATIVE	1365	.92	.86	.56	1.17	.97	.90	.59	1.25
TOTAL OPER EXP	1323	6.24	5.16	4.29	6.50	6.55	5.43	4.45	6.87
FIXED EXPENSES	1322	3.44	2.00	1.21	3.54	3.61	2.14	1.25	3.67
TOTAL OPER+FIX	1269	9.68	7.43	5.86	10.05	10.16	7.87	6.06	10.65
LEASING EXP	1046	1.47	.52	.13	1.65				
TOTAL PAYROLL	1266	1.34	.80	.50	1.28				
TOTAL CONTRACT	1322	1.51	1.18	.81	1.69				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11657	1132
AVG SQFT/RETAIL TENANT	2832	678
AVG SQFT/OFFICE WORKER	262	960
AVG % OFFICE OCCUPANCY	88.4	1318
AVG % RETAIL OCCUPANCY	86.9	712
AVG $ RATE YR-END RENT	20.33	939
AVG NET PRKNG INC/STALL	900.49	517
RENTABLE/GROSS SQFT	.88	1060

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.27**	**1320**	**UTILITIES TOTAL**	**1.99**	**1229**	SECURITY TOTAL	.45	1211	**FIXED EXP TOTAL**	**3.45**	**1300**	**TOTAL PAYROLL**	**1.34**	**1266**
PAYROLL	.62	375	ELECTRICAL	1.67	1222	SEC PAYROLL	.39	414	REAL ESTATE TAX	3.17	1300	CLEANING	.62	375
CONTRACT	.94	1260	GAS	.13	662	SEC CONTRACTS	.31	1022	BUILDING INS	.22	1277	REPAIR/MAINT	.61	1058
SUP/MAT/MISC	.09	1050	FUEL OIL	.04	132	SEC OTHER	.04	537	PERS PROP TAX	.09	300	RDS/GROUNDS	.07	136
TRASH REMOVAL	.09	1152	PURCH STEAM	.44	276	**ADMIN TOTAL**	**.92**	**1322**	OTHER TAX	.17	378	SECURITY	.39	414
REPR/MAINT TOTAL	**1.50**	**1324**	PURCH CH WTR	.48	87	PAYROLL	.34	989	**LEASING EXPENSES**	**1.47**	**1046**	ADMINISTRATIVE	.34	989
PAYROLL	.61	1058	COAL	.02	3	MGMT FEES	.47	1077	ADV/PROMOTION	.09	743	**TOTAL CONTRACTS**	**1.51**	**1322**
ELEVATOR	.27	1287	WATER/SEWER	.09	1161	PROF FEES	.09	877	COMMISSIONS	.08	470	CLEANING	.94	1260
HVAC	.20	1267	**RDS/GNDS/SEC TOTAL**	**.52**	**1288**	GEN OFC EXP	.12	1092	PROF FEES	.34	706	REPAIR/MAINT	.65	537
ELECTRICAL	.10	1117	RDS/GNDS TOTAL	.10	1024	OTHER ADM EXP	.11	904	TENANT ALTS	1.28	738	RDS/GROUNDS	.07	815
STRUCT/ROOF	.15	621	RDS/GNDS PAYRL	.07	136				BUY-OUTS	.34	69	SECURITY	.31	1022
PLUMBING	.03	1031	RDS/GNDS CONTR	.07	815				OTHER LEASING	.24	352	ADMINISTRATIVE	.50	1170
FIRE/LIFE SFTY	.04	817	RDS/GNDS OTHER	.05	555									
OTHER MAINT/SUP	.28	1275												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	102 BLDS	3,181,574 SQ. FT.				3,010,781 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	92					12.34	11.54	8.44	14.93
RETAIL AREA	24	19.79	17.40	11.35	29.20				
OTHER AREA	6	9.94	4.55	2.25	10.07				
TOTAL RENT	93	12.81	11.85	8.33	15.27				
NET PARKING INC	24	.78	.73	.22	1.22				
MISCELLANEOUS	38	.40	.07	.02	.19				
TOTAL INCOME	93	13.35	12.36	8.69	16.42				
EXPENSE									
CLEANING	97	.95	.86	.64	1.11	.97	.87	.63	1.15
REPAIR-MAINT	97	1.06	.97	.67	1.38	1.11	1.02	.69	1.48
UTILITIES	97	1.71	1.66	1.19	2.09	1.74	1.66	1.19	2.14
RDS/GRNDS/SEC	92	.32	.24	.12	.40	.34	.24	.12	.41
ADMINISTRATIVE	93	.74	.67	.39	.99	.78	.68	.40	1.07
TOTAL OPER EXP	88	4.79	4.44	3.75	5.78	5.02	4.68	3.82	6.08
FIXED EXPENSES	96	1.95	1.39	.83	2.35	2.06	1.39	.86	2.49
TOTAL OPER+FIX	83	6.83	6.39	4.84	8.17	7.16	6.59	5.14	8.42
LEASING EXP	71	1.18	.33	.10	1.69				
TOTAL PAYROLL	69	.74	.45	.29	.84				
TOTAL CONTRACT	94	1.14	1.00	.68	1.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2850	82
AVG SQFT/RETAIL TENANT	2473	23
AVG SQFT/OFFICE WORKER	301	60
AVG % OFFICE OCCUPANCY	89.8	94
AVG % RETAIL OCCUPANCY	92.0	23
AVG $ RATE YR-END RENT	14.37	71
AVG NET PRKNG INC/STALL	371.67	19
RENTABLE/GROSS SQFT	.84	69

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.95**	**94**	**UTILITIES TOTAL**	**1.73**	**87**	SECURITY TOTAL	.23	68	**FIXED EXP TOTAL**	**1.93**	**93**	**TOTAL PAYROLL**	**.74**	**69**
PAYROLL	1.06	8	ELECTRICAL	1.45	87	SEC PAYROLL	.49	4	REAL ESTATE TAX	1.64	93	CLEANING	1.06	8
CONTRACT	.76	89	GAS	.24	57	SEC CONTRACTS	.22	55	BUILDING INS	.28	92	REPAIR/MAINT	.45	55
SUP/MAT/MISC	.10	66	FUEL OIL	.19	3	SEC OTHER	.04	28	PERS PROP TAX	.10	4	RDS/GROUNDS	.18	4
TRASH REMOVAL	.08	77	PURCH STEAM	.19	5	**ADMIN TOTAL**	**.75**	**91**	OTHER TAX	.09	20	SECURITY	.49	4
REPR/MAINT TOTAL	**1.07**	**92**	PURCH CH WTR			PAYROLL	.47	19	**LEASING EXPENSES**	**1.18**	**71**	ADMINISTRATIVE	.47	19
PAYROLL	.45	55	COAL			MGMT FEES	.56	75	ADV/PROMOTION	.04	44	**TOTAL CONTRACTS**	**1.14**	**94**
ELEVATOR	.17	83	WATER/SEWER	.11	79	PROF FEES	.16	60	COMMISSIONS	.12	23	CLEANING	.76	89
HVAC	.26	84	**RDS/GNDS/SEC TOTAL**	**.32**	**90**	GEN OFC EXP	.07	56	PROF FEES	.51	38	REPAIR/MAINT	.35	30
ELECTRICAL	.08	73	RDS/GNDS TOTAL	.16	80	OTHER ADM EXP	.06	57	TENANT ALTS	1.02	45	RDS/GROUNDS	.15	57
STRUCT/ROOF	.10	41	RDS/GNDS PAYRL	.18	4				BUY-OUTS	1.84	6	SECURITY	.22	55
PLUMBING	.04	70	RDS/GNDS CONTR	.15	57				OTHER LEASING	.09	15	ADMINISTRATIVE	.62	84
FIRE/LIFE SFTY	.05	52	RDS/GNDS OTHER	.08	37									
OTHER MAINT/SUP	.24	89												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	181 BLDS	11,280,452 SQ. FT.				10,635,452 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	142					13.54	12.59	8.77	17.01
RETAIL AREA	57	19.97	18.00	9.41	28.30				
OTHER AREA	20	9.22	6.25	3.54	15.72				
TOTAL RENT	143	13.79	12.81	8.88	17.49				
NET PARKING INC	54	.90	.63	.21	1.20				
MISCELLANEOUS	90	.46	.10	.03	.35				
TOTAL INCOME	143	14.55	13.22	9.15	17.98				
EXPENSE									
CLEANING	148	1.03	.93	.67	1.22	1.07	.96	.67	1.30
REPAIR-MAINT	148	1.09	.93	.68	1.32	1.14	1.00	.70	1.38
UTILITIES	146	1.83	1.72	1.42	2.21	1.87	1.73	1.42	2.22
RDS/GRNDS/SEC	139	.37	.30	.15	.49	.39	.32	.16	.52
ADMINISTRATIVE	151	.91	.80	.56	1.08	.97	.86	.60	1.16
TOTAL OPER EXP	142	5.15	4.90	4.17	6.09	5.46	5.21	4.27	6.54
FIXED EXPENSES	139	1.97	1.59	1.03	2.40	2.10	1.62	1.12	2.45
TOTAL OPER + FIX	131	6.96	6.59	5.42	8.29	7.41	6.89	5.70	8.79
LEASING EXP	116	.89	.33	.10	1.10				
TOTAL PAYROLL	132	.87	.66	.37	1.06				
TOTAL CONTRACT	145	1.19	1.06	.75	1.51				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3494	126
AVG SQFT/RETAIL TENANT	2890	58
AVG SQFT/OFFICE WORKER	265	90
AVG % OFFICE OCCUPANCY	87.0	149
AVG % RETAIL OCCUPANCY	89.2	62
AVG $ RATE YR-END RENT	15.77	110
AVG NET PRKNG INC/STALL	412.93	35
RENTABLE/GROSS SQFT	.88	112

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.02**	**145**
PAYROLL	.57	30
CONTRACT	.79	140
SUP/MAT/MISC	.10	106
TRASH REMOVAL	.08	122
REPR/MAINT TOTAL	**1.06**	**142**
PAYROLL	.52	101
ELEVATOR	.16	141
HVAC	.22	136
ELECTRICAL	.06	110
STRUCT/ROOF	.08	54
PLUMBING	.03	98
FIRE/LIFE SFTY	.03	79
OTHER MAINT/SUP	.22	139

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.84**	**132**
ELECTRICAL	1.55	131
GAS	.21	87
FUEL OIL	.05	4
PURCH STEAM	.43	13
PURCH CH WTR		
COAL		
WATER/SEWER	.10	126
RDS/GNDS/SEC TOTAL	**.38**	**138**
RDS/GNDS TOTAL	.14	105
RDS/GNDS PAYRL	.25	5
RDS/GNDS CONTR	.11	81
RDS/GNDS OTHER	.07	54

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	122
SEC PAYROLL	.25	15
SEC CONTRACTS	.28	109
SEC OTHER	.04	35
ADMIN TOTAL	**.91**	**145**
PAYROLL	.46	82
MGMT FEES	.54	127
PROF FEES	.09	78
GEN OFC EXP	.09	116
OTHER ADM EXP	.08	82

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.97**	**139**
REAL ESTATE TAX	1.72	139
BUILDING INS	.23	139
PERS PROP TAX	.07	17
OTHER TAX	.13	36
LEASING EXPENSES	**.89**	**116**
ADV/PROMOTION	.04	73
COMMISSIONS	.05	45
PROF FEES	.25	76
TENANT ALTS	.99	73
BUY-OUTS	.45	6
OTHER LEASING	.10	24

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.87**	**132**
CLEANING	.57	30
REPAIR/MAINT	.52	101
RDS/GROUNDS	.25	5
SECURITY	.25	15
ADMINISTRATIVE	.46	82
TOTAL CONTRACTS	**1.19**	**145**
CLEANING	.79	140
REPAIR/MAINT	.37	53
RDS/GROUNDS	.11	81
SECURITY	.28	109
ADMINISTRATIVE	.56	137

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

*1992 BOMA Experience Exchange Report

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	426 BLDS	81,936,685 SQ. FT.				76,248,938 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	385					15.70	14.01	10.02	19.65
RETAIL AREA	191	19.35	16.31	9.97	25.78				
OTHER AREA	65	4.86	5.28	2.98	11.72				
TOTAL RENT	392	15.76	14.03	9.91	19.97				
NET PARKING INC	192	.98	.79	.44	1.34				
MISCELLANEOUS	254	.48	.15	.04	.47				
TOTAL INCOME	392	16.72	14.70	10.44	21.16				
EXPENSE									
CLEANING	418	1.04	.91	.69	1.25	1.06	.93	.70	1.27
REPAIR-MAINT	421	1.26	1.07	.75	1.61	1.30	1.12	.78	1.68
UTILITIES	416	1.79	1.71	1.32	2.15	1.82	1.72	1.34	2.18
RDS/GRNDS/SEC	415	.48	.43	.24	.64	.50	.45	.25	.68
ADMINISTRATIVE	417	.93	.88	.55	1.25	.98	.93	.59	1.29
TOTAL OPER EXP	407	5.49	5.07	4.26	6.40	5.75	5.41	4.42	6.84
FIXED EXPENSES	408	2.49	1.87	1.11	3.32	2.61	1.93	1.16	3.47
TOTAL OPER + FIX	383	7.91	7.17	5.49	9.71	8.30	7.57	5.82	10.25
LEASING EXP	320	1.28	.58	.15	1.62				
TOTAL PAYROLL	394	1.03	.80	.50	1.25				
TOTAL CONTRACT	405	1.33	1.16	.81	1.63				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6526	362
AVG SQFT/RETAIL TENANT	2525	201
AVG SQFT/OFFICE WORKER	263	297
AVG % OFFICE OCCUPANCY	86.9	408
AVG % RETAIL OCCUPANCY	90.0	215
AVG $ RATE YR-END RENT	18.26	319
AVG NET PRKNG INC/STALL	655.51	145
RENTABLE/GROSS SQFT	.87	340

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.04**	**402**
PAYROLL	.57	87
CONTRACT	.82	389
SUP/MAT/MISC	.08	320
TRASH REMOVAL	.07	359
REPR/MAINT TOTAL	**1.27**	**406**
PAYROLL	.57	334
ELEVATOR	.21	401
HVAC	.20	394
ELECTRICAL	.07	344
STRUCT/ROOF	.09	195
PLUMBING	.03	325
FIRE/LIFE SFTY	.04	262
OTHER MAINT/SUP	.24	393

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.80**	**384**
ELECTRICAL	1.52	380
GAS	.14	205
FUEL OIL	.05	42
PURCH STEAM	.39	73
PURCH CH WTR	.61	17
COAL	.02	2
WATER/SEWER	.10	368
RDS/GNDS/SEC TOTAL	**.48**	**402**
RDS/GNDS TOTAL	.12	304
RDS/GNDS PAYRL	.12	30
RDS/GNDS CONTR	.09	231
RDS/GNDS OTHER	.06	161

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	391
SEC PAYROLL	.34	99
SEC CONTRACTS	.34	345
SEC OTHER	.04	142
ADMIN TOTAL	**.94**	**405**
PAYROLL	.38	300
MGMT FEES	.53	334
PROF FEES	.10	268
GEN OFC EXP	.10	330
OTHER ADM EXP	.08	272

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.51**	**399**
REAL ESTATE TAX	2.24	399
BUILDING INS	.21	395
PERS PROP TAX	.07	113
OTHER TAX	.19	118
LEASING EXPENSES	**1.28**	**320**
ADV/PROMOTION	.07	229
COMMISSIONS	.09	147
PROF FEES	.36	227
TENANT ALTS	1.16	228
BUY-OUTS	.62	11
OTHER LEASING	.28	110

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.03**	**394**
CLEANING	.57	87
REPAIR/MAINT	.57	334
RDS/GROUNDS	.12	30
SECURITY	.34	99
ADMINISTRATIVE	.38	300
TOTAL CONTRACTS	**1.33**	**405**
CLEANING	.82	389
REPAIR/MAINT	.45	174
RDS/GROUNDS	.09	231
SECURITY	.34	345
ADMINISTRATIVE	.56	383

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

*1992 BOMA Experience Exchange Report

Location/Size Analysis

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	243 BLDS	105,099,510 SQ. FT.				101,161,195 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	210					17.46	16.46	12.41	20.46
RETAIL AREA	131	16.74	15.10	9.40	23.33				
OTHER AREA	36	5.71	5.93	2.45	10.51				
TOTAL RENT	215	17.36	16.40	12.51	20.32				
NET PARKING INC	135	.96	.71	.38	1.29				
MISCELLANEOUS	161	.42	.22	.08	.44				
TOTAL INCOME	215	18.27	16.96	13.12	21.51				
EXPENSE									
CLEANING	241	1.21	1.05	.75	1.45	1.24	1.07	.77	1.50
REPAIR-MAINT	243	1.38	1.24	.90	1.67	1.41	1.27	.96	1.71
UTILITIES	240	1.95	1.80	1.39	2.37	1.97	1.82	1.41	2.41
RDS/GRNDS/SEC	237	.49	.40	.28	.61	.51	.42	.29	.64
ADMINISTRATIVE	240	.95	.94	.63	1.21	.99	.94	.65	1.28
TOTAL OPER EXP	238	6.38	5.63	4.69	6.85	6.62	5.87	4.75	7.15
FIXED EXPENSES	234	3.00	2.32	1.45	3.68	3.12	2.43	1.50	3.88
TOTAL OPER+FIX	230	9.43	8.11	6.22	10.65	9.80	8.70	6.40	11.35
LEASING EXP	198	1.51	.69	.15	1.99				
TOTAL PAYROLL	239	1.37	.88	.57	1.27				
TOTAL CONTRACT	239	1.46	1.33	.91	1.80				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12064	211
AVG SQFT/RETAIL TENANT	2560	146
AVG SQFT/OFFICE WORKER	277	192
AVG % OFFICE OCCUPANCY	87.1	231
AVG % RETAIL OCCUPANCY	80.5	150
AVG $ RATE YR-END RENT	19.67	166
AVG NET PRKNG INC/STALL	824.26	125
RENTABLE/GROSS SQFT	.89	201

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.21**	**237**
PAYROLL	.46	68
CONTRACT	.96	234
SUP/MAT/MISC	.08	214
TRASH REMOVAL	.07	218
REPR/MAINT TOTAL	**1.38**	**241**
PAYROLL	.57	211
ELEVATOR	.25	241
HVAC	.21	238
ELECTRICAL	.07	226
STRUCT/ROOF	.09	116
PLUMBING	.03	203
FIRE/LIFE SFTY	.04	174
OTHER MAINT/SUP	.25	234

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.96**	**235**
ELECTRICAL	1.67	233
GAS	.17	104
FUEL OIL	.04	32
PURCH STEAM	.36	63
PURCH CH WTR	.44	25
COAL		
WATER/SEWER	.08	226
RDS/GNDS/SEC TOTAL	**.49**	**234**
RDS/GNDS TOTAL	.09	189
RDS/GNDS PAYRL	.10	21
RDS/GNDS CONTR	.06	153
RDS/GNDS OTHER	.04	107

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.43	228
SEC PAYROLL	.33	90
SEC CONTRACTS	.33	194
SEC OTHER	.03	125
ADMIN TOTAL	**.96**	**237**
PAYROLL	.34	212
MGMT FEES	.48	201
PROF FEES	.10	179
GEN OFC EXP	.11	214
OTHER ADM EXP	.08	183

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.00**	**232**
REAL ESTATE TAX	2.72	232
BUILDING INS	.21	229
PERS PROP TAX	.09	59
OTHER TAX	.15	91
LEASING EXPENSES	**1.51**	**198**
ADV/PROMOTION	.07	145
COMMISSIONS	.08	79
PROF FEES	.32	143
TENANT ALTS	1.29	147
BUY-OUTS	.56	15
OTHER LEASING	.48	77

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.37**	**239**
CLEANING	.46	68
REPAIR/MAINT	.57	211
RDS/GROUNDS	.10	21
SECURITY	.33	90
ADMINISTRATIVE	.34	212
TOTAL CONTRACTS	**1.46**	**239**
CLEANING	.96	234
REPAIR/MAINT	.51	94
RDS/GROUNDS	.06	153
SECURITY	.33	194
ADMINISTRATIVE	.53	215

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	169 BLDS	165,737,913 SQ. FT.				158,834,565 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	147					20.77	19.69	14.13	26.49
RETAIL AREA	97	15.95	13.23	7.30	19.51				
OTHER AREA	39	9.36	7.45	4.24	16.04				
TOTAL RENT	151	20.33	19.22	14.02	25.98				
NET PARKING INC	102	.74	.63	.28	1.18				
MISCELLANEOUS	127	.72	.34	.09	.90				
TOTAL INCOME	151	21.46	19.88	15.25	26.77				
EXPENSE									
CLEANING	168	1.26	1.12	.81	1.53	1.29	1.12	.83	1.58
REPAIR-MAINT	166	1.44	1.18	.96	1.70	1.49	1.22	.98	1.72
UTILITIES	167	1.94	1.68	1.29	2.40	1.97	1.70	1.32	2.42
RDS/GRNDS/SEC	162	.50	.43	.29	.60	.52	.44	.30	.62
ADMINISTRATIVE	168	.91	.86	.60	1.13	.95	.90	.61	1.18
TOTAL OPER EXP	163	6.04	5.42	4.57	6.83	6.31	5.57	4.79	6.93
FIXED EXPENSES	166	4.22	3.12	1.95	5.36	4.40	3.21	2.12	5.71
TOTAL OPER+FIX	160	10.25	9.20	6.89	11.80	10.71	9.53	7.04	12.38
LEASING EXP	127	1.53	.69	.23	2.02				
TOTAL PAYROLL	163	1.27	.92	.63	1.55				
TOTAL CONTRACT	161	1.44	1.37	.79	1.92				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21766	152
AVG SQFT/RETAIL TENANT	3361	113
AVG SQFT/OFFICE WORKER	286	137
AVG % OFFICE OCCUPANCY	89.1	167
AVG % RETAIL OCCUPANCY	85.8	117
AVG $ RATE YR-END RENT	21.76	114
AVG NET PRKNG INC/STALL	1174.38	84
RENTABLE/GROSS SQFT	.88	137

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.28**	**162**
PAYROLL	.69	53
CONTRACT	.95	153
SUP/MAT/MISC	.09	141
TRASH REMOVAL	.08	155
REPR/MAINT TOTAL	**1.45**	**162**
PAYROLL	.61	143
ELEVATOR	.30	160
HVAC	.19	156
ELECTRICAL	.08	151
STRUCT/ROOF	.07	80
PLUMBING	.03	144
FIRE/LIFE SFTY	.05	120
OTHER MAINT/SUP	.28	159

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.97**	**161**
ELECTRICAL	1.68	161
GAS	.07	72
FUEL OIL	.01	25
PURCH STEAM	.42	48
PURCH CH WTR	.46	16
COAL		
WATER/SEWER	.08	151
RDS/GNDS/SEC TOTAL	**.50**	**156**
RDS/GNDS TOTAL	.09	122
RDS/GNDS PAYRL	.06	17
RDS/GNDS CONTR	.06	102
RDS/GNDS OTHER	.05	66

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.43	154
SEC PAYROLL	.37	76
SEC CONTRACTS	.27	120
SEC OTHER	.04	91
ADMIN TOTAL	**.90**	**160**
PAYROLL	.30	151
MGMT FEES	.45	135
PROF FEES	.10	123
GEN OFC EXP	.10	141
OTHER ADM EXP	.11	125

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.25**	**160**
REAL ESTATE TAX	3.98	160
BUILDING INS	.19	154
PERS PROP TAX	.09	35
OTHER TAX	.18	58
LEASING EXPENSES	**1.53**	**127**
ADV/PROMOTION	.08	99
COMMISSIONS	.07	67
PROF FEES	.37	97
TENANT ALTS	1.24	106
BUY-OUTS	.21	22
OTHER LEASING	.14	61

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.27**	**163**
CLEANING	.69	53
REPAIR/MAINT	.61	143
RDS/GROUNDS	.08	17
SECURITY	.37	76
ADMINISTRATIVE	.30	151
TOTAL CONTRACTS	**1.44**	**161**
CLEANING	.95	153
REPAIR/MAINT	.57	74
RDS/GROUNDS	.06	102
SECURITY	.27	120
ADMINISTRATIVE	.49	146

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	2222 BLDS	234,110,383 SQ. FT.				230,738,084 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2029					14.14	12.29	9.15	16.60
RETAIL AREA	187	16.13	13.89	8.97	21.36				
OTHER AREA	87	9.26	7.68	3.96	11.86				
TOTAL RENT	2035	14.12	12.34	9.17	16.52				
NET PARKING INC	542	.61	.17	.06	.74				
MISCELLANEOUS	1313	.44	.11	.04	.30				
TOTAL INCOME	2033	14.74	12.60	9.42	17.10				
EXPENSE									
CLEANING	2108	.87	.79	.65	.96	.87	.79	.65	.97
REPAIR-MAINT	2152	1.00	.82	.60	1.09	1.01	.82	.60	1.10
UTILITIES	2087	1.79	1.65	1.35	2.01	1.79	1.65	1.35	2.02
RDS/GRNDS/SEC	2173	.49	.36	.24	.52	.50	.37	.25	.53
ADMINISTRATIVE	2197	.88	.80	.56	1.05	.90	.81	.57	1.07
TOTAL OPER EXP	2033	5.04	4.57	3.94	5.38	5.12	4.61	3.97	5.42
FIXED EXPENSES	2178	1.87	1.54	1.13	2.12	1.89	1.56	1.14	2.15
TOTAL OPER+FIX	2005	6.90	6.25	5.36	7.47	7.01	6.31	5.39	7.52
LEASING EXP	1748	1.51	.69	.20	1.83				
TOTAL PAYROLL	1854	.79	.58	.34	.82				
TOTAL CONTRACT	2130	1.20	1.05	.78	1.35				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6532	1883
AVG SQFT/RETAIL TENANT	2755	202
AVG SQFT/OFFICE WORKER	272	1405
AVG % OFFICE OCCUPANCY	87.0	2105
AVG % RETAIL OCCUPANCY	86.9	208
AVG $ RATE YR-END RENT	16.87	1605
AVG NET PRKNG INC/STALL	166.80	375
RENTABLE/GROSS SQFT	.90	1596

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.86**	**2029**
PAYROLL	.41	314
CONTRACT	.69	1987
SUP/MAT/MISC	.07	1494
TRASH REMOVAL	.06	1884
REPR/MAINT TOTAL	**1.00**	**2044**
PAYROLL	.40	1557
ELEVATOR	.13	1703
HVAC	.19	2012
ELECTRICAL	.07	1786
STRUCT/ROOF	.06	1245
PLUMBING	.02	1629
FIRE/LIFE SFTY	.04	1220
OTHER MAINT/SUP	.24	1953

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.78**	**1962**
ELECTRICAL	1.61	1958
GAS	.12	956
FUEL OIL	.04	96
PURCH STEAM	.21	34
PURCH CH WTR	.45	70
COAL	.09	5
WATER/SEWER	.09	1887
RDS/GNDS/SEC TOTAL	**.49**	**2097**
RDS/GNDS TOTAL	.22	2029
RDS/GNDS PAYRL	.13	199
RDS/GNDS CONTR	.17	1901
RDS/GNDS OTHER	.08	1237

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	1791
SEC PAYROLL	.32	232
SEC CONTRACTS	.24	1615
SEC OTHER	.05	546
ADMIN TOTAL	**.89**	**2124**
PAYROLL	.34	1406
MGMT FEES	.48	1905
PROF FEES	.09	1325
GEN OFC EXP	.10	1547
OTHER ADM EXP	.06	1398

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.87**	**2105**
REAL ESTATE TAX	1.67	2107
BUILDING INS	.16	2034
PERS PROP TAX	.14	435
OTHER TAX	.11	423
LEASING EXPENSES	**1.51**	**1748**
ADV/PROMOTION	.09	1309
COMMISSIONS	.10	644
PROF FEES	.44	1299
TENANT ALTS	1.25	1308
BUY-OUTS	.38	93
OTHER LEASING	.23	533

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.79**	**1854**
CLEANING	.41	314
REPAIR/MAINT	.40	1557
RDS/GROUNDS	.13	199
SECURITY	.32	232
ADMINISTRATIVE	.34	1406
TOTAL CONTRACTS	**1.20**	**2130**
CLEANING	.69	1987
REPAIR/MAINT	.39	746
RDS/GROUNDS	.17	1901
SECURITY	.24	1615
ADMINISTRATIVE	.51	1994

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	319 BLDS	9,984,306 SQ. FT.				9,950,847 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	307					11.98	10.83	8.76	14.70
RETAIL AREA	6	12.93	12.57	9.73	13.74				
OTHER AREA	2	1.14	1.13						
TOTAL RENT	308	11.97	10.85	8.76	14.71				
NET PARKING INC	20	.29	.10	.06	.42				
MISCELLANEOUS	148	.29	.07	.02	.24				
TOTAL INCOME	308	12.15	11.08	8.88	14.92				
EXPENSE									
CLEANING	307	.85	.82	.65	.97	.85	.82	.65	.97
REPAIR-MAINT	309	.84	.76	.52	1.02	.84	.76	.52	1.02
UTILITIES	297	1.74	1.62	1.29	2.13	1.74	1.62	1.29	2.13
RDS/GRNDS/SEC	309	.36	.32	.20	.47	.36	.33	.20	.47
ADMINISTRATIVE	313	.76	.66	.46	.97	.76	.66	.47	.97
TOTAL OPER EXP	285	4.53	4.32	3.58	5.22	4.54	4.33	3.59	5.22
FIXED EXPENSES	308	1.52	1.38	1.02	1.88	1.53	1.38	1.02	1.88
TOTAL OPER+FIX	277	6.02	5.80	4.88	6.85	6.03	5.80	4.91	6.85
LEASING EXP	247	1.41	.60	.23	1.74				
TOTAL PAYROLL	222	.57	.43	.24	.78				
TOTAL CONTRACT	307	1.08	.99	.69	1.32				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2764	285
AVG SQFT/RETAIL TENANT	2092	7
AVG SQFT/OFFICE WORKER	272	196
AVG % OFFICE OCCUPANCY	86.5	303
AVG % RETAIL OCCUPANCY	100.0	7
AVG $ RATE YR-END RENT	13.85	242
AVG NET PRKNG INC/STALL	75.53	13
RENTABLE/GROSS SQFT	.92	231

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.85**	**295**
PAYROLL	.49	34
CONTRACT	.68	285
SUP/MAT/MISC	.08	213
TRASH REMOVAL	.08	277
REPR/MAINT TOTAL	**.84**	**296**
PAYROLL	.35	183
ELEVATOR	.08	216
HVAC	.23	290
ELECTRICAL	.06	237
STRUCT/ROOF	.08	153
PLUMBING	.02	216
FIRE/LIFE SFTY	.03	161
OTHER MAINT/SUP	.22	274

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.74**	**284**
ELECTRICAL	1.55	284
GAS	.19	145
FUEL OIL	.10	3
PURCH STEAM		
PURCH CH WTR		
COAL	.08	2
WATER/SEWER	.10	274
RDS/GNDS/SEC TOTAL	**.35**	**302**
RDS/GNDS TOTAL	.28	297
RDS/GNDS PAYRL	.13	17
RDS/GNDS CONTR	.25	266
RDS/GNDS OTHER	.09	170

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.11	200
SEC PAYROLL	.09	12
SEC CONTRACTS	.12	168
SEC OTHER	.03	58
ADMIN TOTAL	**.75**	**306**
PAYROLL	.42	88
MGMT FEES	.52	280
PROF FEES	.11	174
GEN OFC EXP	.07	166
OTHER ADM EXP	.07	169

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.53**	**302**
REAL ESTATE TAX	1.34	302
BUILDING INS	.18	297
PERS PROP TAX	.14	30
OTHER TAX	.10	37
LEASING EXPENSES	**1.41**	**247**
ADV/PROMOTION	.06	156
COMMISSIONS	.09	69
PROF FEES	.43	171
TENANT ALTS	1.43	166
BUY-OUTS	.20	8
OTHER LEASING	.20	44

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.57**	**222**
CLEANING	.49	34
REPAIR/MAINT	.35	183
RDS/GROUNDS	.13	17
SECURITY	.09	12
ADMINISTRATIVE	.42	88
TOTAL CONTRACTS	**1.08**	**307**
CLEANING	.68	285
REPAIR/MAINT	.30	111
RDS/GROUNDS	.25	266
SECURITY	.12	168
ADMINISTRATIVE	.58	288

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	389 BLDS	29,092,771 SQ. FT.				28,917,312 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	375					12.95	12.01	9.37	16.37
RETAIL AREA	19	17.30	16.19	13.31	19.72				
OTHER AREA	7	7.43	6.00	4.42	14.32				
TOTAL RENT	376	12.96	12.09	9.50	16.41				
NET PARKING INC	75	.42	.16	.06	.40				
MISCELLANEOUS	244	.34	.09	.03	.25				
TOTAL INCOME	376	13.32	12.36	9.65	16.69				
EXPENSE									
CLEANING	374	.83	.78	.65	.94	.83	.78	.66	.94
REPAIR-MAINT	377	.87	.78	.58	1.08	.88	.79	.59	1.08
UTILITIES	369	1.77	1.68	1.36	2.00	1.78	1.68	1.36	2.00
RDS/GRNDS/SEC	384	.37	.33	.22	.47	.37	.33	.22	.47
ADMINISTRATIVE	386	.85	.77	.53	1.04	.86	.78	.54	1.07
TOTAL OPER EXP	358	4.71	4.47	3.85	5.31	4.74	4.52	3.88	5.35
FIXED EXPENSES	384	1.70	1.49	1.16	2.14	1.71	1.49	1.17	2.14
TOTAL OPER+FIX	355	6.42	6.18	5.22	7.32	6.46	6.21	5.26	7.39
LEASING EXP	330	1.38	.61	.12	1.73				
TOTAL PAYROLL	327	.60	.46	.28	.79				
TOTAL CONTRACT	378	1.09	1.01	.77	1.28				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4272	324
AVG SQFT/RETAIL TENANT	2282	20
AVG SQFT/OFFICE WORKER	264	246
AVG % OFFICE OCCUPANCY	85.7	374
AVG % RETAIL OCCUPANCY	96.4	20
AVG $ RATE YR-END RENT	15.19	288
AVG NET PRKNG INC/STALL	130.84	50
RENTABLE/GROSS SQFT	.94	272

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.82	366
PAYROLL	.48	40
CONTRACT	.68	356
SUP/MAT/MISC	.07	263
TRASH REMOVAL	.06	340
REPR/MAINT TOTAL	.86	367
PAYROLL	.33	278
ELEVATOR	.08	342
HVAC	.20	363
ELECTRICAL	.05	317
STRUCT/ROOF	.06	204
PLUMBING	.02	295
FIRE/LIFE SFTY	.03	211
OTHER MAINT/SUP	.23	358

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.75	346
ELECTRICAL	1.60	345
GAS	.14	130
FUEL OIL	.15	4
PURCH STEAM	1.28	2
PURCH CH WTR	.12	20
COAL		
WATER/SEWER	.09	328
RDS/GNDS/SEC TOTAL	.37	375
RDS/GNDS TOTAL	.26	356
RDS/GNDS PAYRL	.11	31
RDS/GNDS CONTR	.21	337
RDS/GNDS OTHER	.06	220

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.14	322
SEC PAYROLL	.12	19
SEC CONTRACTS	.14	286
SEC OTHER	.03	103
ADMIN TOTAL	.86	377
PAYROLL	.39	199
MGMT FEES	.49	361
PROF FEES	.10	225
GEN OFC EXP	.10	266
OTHER ADM EXP	.08	235

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.70	374
REAL ESTATE TAX	1.54	374
BUILDING INS	.14	370
PERS PROP TAX	.03	56
OTHER TAX	.11	69
LEASING EXPENSES	1.38	330
ADV/PROMOTION	.07	237
COMMISSIONS	.19	106
PROF FEES	.40	238
TENANT ALTS	1.35	222
BUY-OUTS	.60	13
OTHER LEASING	.19	75

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.60	327
CLEANING	.48	40
REPAIR/MAINT	.33	278
RDS/GROUNDS	.11	31
SECURITY	.12	19
ADMINISTRATIVE	.39	199
TOTAL CONTRACTS	1.09	378
CLEANING	.68	356
REPAIR/MAINT	.31	131
RDS/GROUNDS	.21	337
SECURITY	.14	286
ADMINISTRATIVE	.54	368

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	493 BLDS	87,063,662 SQ. FT.				86,504,153 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	451					14.27	13.40	9.73	18.08
RETAIL AREA	61	18.87	15.37	7.06	23.88				
OTHER AREA	34	7.00	8.28	3.75	12.00				
TOTAL RENT	451	14.25	13.33	9.63	18.07				
NET PARKING INC	203	.58	.17	.05	.98				
MISCELLANEOUS	321	.40	.13	.06	.31				
TOTAL INCOME	451	14.83	13.56	10.02	18.65				
EXPENSE									
CLEANING	483	.83	.78	.67	.96	.84	.78	.67	.99
REPAIR-MAINT	484	.94	.86	.67	1.13	.95	.86	.68	1.15
UTILITIES	480	1.74	1.64	1.36	1.99	1.75	1.65	1.36	2.01
RDS/GRNDS/SEC	487	.47	.40	.27	.57	.47	.40	.27	.57
ADMINISTRATIVE	490	.91	.87	.67	1.09	.92	.89	.67	1.11
TOTAL OPER EXP	472	4.87	4.63	4.11	5.41	4.94	4.66	4.14	5.44
FIXED EXPENSES	481	1.88	1.61	1.25	2.24	1.91	1.64	1.26	2.30
TOTAL OPER+FIX	467	6.75	6.47	5.59	7.64	6.84	6.55	5.61	7.71
LEASING EXP	374	1.57	.80	.24	1.98				
TOTAL PAYROLL	461	.72	.62	.47	.83				
TOTAL CONTRACT	484	1.21	1.08	.86	1.39				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6603	414
AVG SQFT/RETAIL TENANT	2640	70
AVG SQFT/OFFICE WORKER	244	342
AVG % OFFICE OCCUPANCY	87.3	467
AVG % RETAIL OCCUPANCY	89.3	74
AVG $ RATE YR-END RENT	16.56	358
AVG NET PRKNG INC/STALL	147.99	137
RENTABLE/GROSS SQFT	.90	373

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.84	475
PAYROLL	.24	65
CONTRACT	.69	470
SUP/MAT/MISC	.07	361
TRASH REMOVAL	.06	437
REPR/MAINT TOTAL	.94	471
PAYROLL	.37	387
ELEVATOR	.12	465
HVAC	.18	462
ELECTRICAL	.05	427
STRUCT/ROOF	.06	273
PLUMBING	.02	402
FIRE/LIFE SFTY	.04	310
OTHER MAINT/SUP	.22	458

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.74	462
ELECTRICAL	1.57	461
GAS	.11	195
FUEL OIL	.02	30
PURCH STEAM		
PURCH CH WTR	.40	26
COAL	.08	2
WATER/SEWER	.09	434
RDS/GNDS/SEC TOTAL	.47	478
RDS/GNDS TOTAL	.20	458
RDS/GNDS PAYRL	.11	39
RDS/GNDS CONTR	.17	430
RDS/GNDS OTHER	.06	274

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	448
SEC PAYROLL	.28	54
SEC CONTRACTS	.26	412
SEC OTHER	.04	152
ADMIN TOTAL	.91	481
PAYROLL	.36	399
MGMT FEES	.47	427
PROF FEES	.08	318
GEN OFC EXP	.10	389
OTHER ADM EXP	.07	355

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.88	472
REAL ESTATE TAX	1.70	472
BUILDING INS	.16	464
PERS PROP TAX	.12	125
OTHER TAX	.11	104
LEASING EXPENSES	1.57	374
ADV/PROMOTION	.08	299
COMMISSIONS	.08	158
PROF FEES	.45	279
TENANT ALTS	1.29	287
BUY-OUTS	.56	24
OTHER LEASING	.15	137

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.72	461
CLEANING	.24	65
REPAIR/MAINT	.37	387
RDS/GROUNDS	.11	39
SECURITY	.28	54
ADMINISTRATIVE	.36	399
TOTAL CONTRACTS	1.21	484
CLEANING	.69	470
REPAIR/MAINT	.34	163
RDS/GROUNDS	.17	430
SECURITY	.26	412
ADMINISTRATIVE	.50	446

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

SUBURBAN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	96 BLDS	38,142,305 SQ. FT.				37,251,184 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	89					15.99	14.82	11.44	20.34
RETAIL AREA	21	14.56	13.73	8.06	20.78				
OTHER AREA	14	6.66	8.09	5.14	12.52				
TOTAL RENT	90	15.84	14.94	11.39	19.79				
NET PARKING INC	55	.77	.40	.11	1.62				
MISCELLANEOUS	64	.52	.18	.07	.47				
TOTAL INCOME	90	16.70	15.35	12.35	21.57				
EXPENSE									
CLEANING	95	.88	.78	.68	1.02	.89	.79	.68	1.02
REPAIR-MAINT	95	.96	.91	.72	1.11	.97	.92	.72	1.11
UTILITIES	96	1.66	1.58	1.39	1.92	1.67	1.59	1.39	1.94
RDS/GRNDS/SEC	96	.50	.40	.33	.57	.51	.42	.34	.60
ADMINISTRATIVE	96	.94	.94	.71	1.13	.96	.96	.73	1.13
TOTAL OPER EXP	94	4.94	4.80	4.26	5.53	5.06	4.95	4.32	5.63
FIXED EXPENSES	95	1.95	1.83	1.52	2.15	1.99	1.90	1.54	2.22
TOTAL OPER+FIX	93	6.86	6.68	5.83	7.73	7.02	6.84	5.94	7.82
LEASING EXP	81	1.40	.64	.26	2.02				
TOTAL PAYROLL	92	.78	.63	.48	.89				
TOTAL CONTRACT	96	1.22	1.15	.86	1.52				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11505	82
AVG SQFT/RETAIL TENANT	3036	27
AVG SQFT/OFFICE WORKER	294	65
AVG % OFFICE OCCUPANCY	87.8	93
AVG % RETAIL OCCUPANCY	92.0	27
AVG $ RATE YR-END RENT	18.43	69
AVG NET PRKNG INC/STALL	175.94	40
RENTABLE/GROSS SQFT	.93	78

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.88	93
PAYROLL	.42	17
CONTRACT	.70	92
SUP/MAT/MISC	.09	75
TRASH REMOVAL	.05	88
REPR/MAINT TOTAL	.96	94
PAYROLL	.41	74
ELEVATOR	.18	93
HVAC	.15	91
ELECTRICAL	.05	89
STRUCT/ROOF	.03	61
PLUMBING	.02	83
FIRE/LIFE SFTY	.03	62
OTHER MAINT/SUP	.21	88

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.66	93
ELECTRICAL	1.51	93
GAS	.07	35
FUEL OIL	.03	27
PURCH STEAM		
PURCH CH WTR	.43	9
COAL		
WATER/SEWER	.07	87
RDS/GNDS/SEC TOTAL	.49	96
RDS/GNDS TOTAL	.20	94
RDS/GNDS PAYRL	.11	14
RDS/GNDS CONTR	.14	85
RDS/GNDS OTHER	.08	62

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	92
SEC PAYROLL	.21	12
SEC CONTRACTS	.28	89
SEC OTHER	.03	32
ADMIN TOTAL	.94	95
PAYROLL	.33	87
MGMT FEES	.50	84
PROF FEES	.10	64
GEN OFC EXP	.11	81
OTHER ADM EXP	.07	59

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.95	94
REAL ESTATE TAX	1.74	94
BUILDING INS	.17	91
PERS PROP TAX	.04	27
OTHER TAX	.11	31
LEASING EXPENSES	1.40	81
ADV/PROMOTION	.11	66
COMMISSIONS	.08	35
PROF FEES	.45	61
TENANT ALTS	.99	58
BUY-OUTS	.44	6
OTHER LEASING	.38	38

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.78	92
CLEANING	.42	17
REPAIR/MAINT	.41	74
RDS/GROUNDS	.11	14
SECURITY	.21	12
ADMINISTRATIVE	.33	87
TOTAL CONTRACTS	1.22	96
CLEANING	.70	92
REPAIR/MAINT	.33	41
RDS/GROUNDS	.14	85
SECURITY	.28	89
ADMINISTRATIVE	.50	92

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	16 BLDS	13,576,787 SQ. FT.				13,348,130 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					15.12	10.44	9.74	16.08
RETAIL AREA	7	14.14	9.28	4.89	27.12				
OTHER AREA									
TOTAL RENT	12	15.27	11.41	9.74	17.32				
NET PARKING INC	8	.70	.32	.09	.73				
MISCELLANEOUS	11	.55	.43	.19	.94				
TOTAL INCOME	12	16.22	12.32	10.17	19.02				
EXPENSE									
CLEANING	16	.97	.83	.74	1.04	.92	.82	.74	.92
REPAIR-MAINT	16	1.41	1.14	.86	1.53	1.43	1.14	.87	1.54
UTILITIES	16	1.97	1.74	1.64	2.03	1.87	1.74	1.64	2.00
RDS/GRNDS/SEC	16	.66	.44	.39	.80	.67	.44	.40	.81
ADMINISTRATIVE	16	.73	.69	.50	.90	.74	.69	.50	.91
TOTAL OPER EXP	16	5.75	4.88	4.46	6.19	5.85	4.91	4.61	6.33
FIXED EXPENSES	15	2.41	2.28	1.87	2.60	2.46	2.34	1.91	2.67
TOTAL OPER+FIX	15	7.95	7.09	6.77	7.74	8.10	7.16	6.94	7.90
LEASING EXP	12	1.86	.99	.38	4.16				
TOTAL PAYROLL	16	1.13	.63	.48	1.38				
TOTAL CONTRACT	16	1.16	1.06	.82	1.34				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	23204	14
AVG SQFT/RETAIL TENANT	2983	8
AVG SQFT/OFFICE WORKER	344	14
AVG % OFFICE OCCUPANCY	89.6	15
AVG % RETAIL OCCUPANCY	77.4	8
AVG $ RATE YR-END RENT	23.49	10
AVG NET PRKNG INC/STALL	356.56	7
RENTABLE/GROSS SQFT	.90	14

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.97	16
PAYROLL	.42	6
CONTRACT	.76	15
SUP/MAT/MISC	.06	13
TRASH REMOVAL	.05	16
REPR/MAINT TOTAL	1.41	16
PAYROLL	.53	16
ELEVATOR	.19	16
HVAC	.17	14
ELECTRICAL	.12	15
STRUCT/ROOF	.07	12
PLUMBING	.05	14
FIRE/LIFE SFTY	.04	11
OTHER MAINT/SUP	.30	16

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.97	16
ELECTRICAL	1.66	16
GAS	.07	6
FUEL OIL	.09	3
PURCH STEAM		
PURCH CH WTR	1.28	2
COAL		
WATER/SEWER	.11	15
RDS/GNDS/SEC TOTAL	.66	16
RDS/GNDS TOTAL	.21	15
RDS/GNDS PAYRL	.18	5
RDS/GNDS CONTR	.11	14
RDS/GNDS OTHER	.07	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.46	16
SEC PAYROLL	.44	7
SEC CONTRACTS	.26	15
SEC OTHER	.06	6
ADMIN TOTAL	.73	16
PAYROLL	.22	15
MGMT FEES	.46	13
PROF FEES	.07	8
GEN OFC EXP	.08	15
OTHER ADM EXP	.11	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.41	15
REAL ESTATE TAX	2.09	15
BUILDING INS	.17	15
PERS PROP TAX	.37	6
OTHER TAX	.07	3
LEASING EXPENSES	1.86	12
ADV/PROMOTION	.05	10
COMMISSIONS	.12	6
PROF FEES	.52	10
TENANT ALTS	1.33	10
BUY-OUTS	.05	3
OTHER LEASING	.39	9

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.13	16
CLEANING	.42	6
REPAIR/MAINT	.53	16
RDS/GROUNDS	.18	5
SECURITY	.44	7
ADMINISTRATIVE	.22	15
TOTAL CONTRACTS	1.16	16
CLEANING	.76	15
REPAIR/MAINT	.45	3
RDS/GROUNDS	.11	14
SECURITY	.26	15
ADMINISTRATIVE	.49	13

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Occupancy/Location Analyses

DOWNTOWN LESS THAN 25%

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	35 BLDS	8,596,709 SQ. FT.				8,256,918 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	13					5.81	4.08	3.56	10.89
RETAIL AREA	10	8.27	4.98	2.18	12.18				
OTHER AREA									
TOTAL RENT	13	5.65	4.41	3.58	10.88				
NET PARKING INC	10	.19	.28	.04	.59				
MISCELLANEOUS	8	.15	.16	.11	.30				
TOTAL INCOME	13	5.91	4.47	4.02	11.16				
EXPENSE									
CLEANING	15	.61	.52	.38	.89	.65	.53	.43	.90
REPAIR-MAINT	24	1.07	.71	.48	1.11	1.14	.72	.55	1.15
UTILITIES	21	1.31	1.03	.69	1.38	1.38	1.03	.72	1.51
RDS/GRNDS/SEC	26	.31	.21	.07	.36	.33	.21	.07	.39
ADMINISTRATIVE	27	.62	.51	.38	.75	.66	.54	.39	.85
TOTAL OPER EXP	15	4.08	3.88	3.14	4.53	4.36	4.02	3.38	4.78
FIXED EXPENSES	24	1.72	1.16	.56	2.54	1.83	1.16	.62	2.62
TOTAL OPER+FIX	15	5.82	6.27	4.70	7.07	6.22	6.27	5.34	7.25
LEASING EXP	25	.83	.06	.02	.13				
TOTAL PAYROLL	23	.72	.62	.33	.94				
TOTAL CONTRACT	26	.72	.44	.24	.80				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2337	21
AVG SQFT/RETAIL TENANT	1711	14
AVG SQFT/OFFICE WORKER	184	9
AVG % OFFICE OCCUPANCY	16.0	22
AVG % RETAIL OCCUPANCY	33.0	15
AVG $ RATE YR-END RENT	18.31	12
AVG NET PRKNG INC/STALL	384.93	6
RENTABLE/GROSS SQFT	.94	29

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.59	14
PAYROLL	.41	4
CONTRACT	.50	11
SUP/MAT/MISC	.03	11
TRASH REMOVAL	.03	14
REPR/MAINT TOTAL	1.06	23
PAYROLL	.53	17
ELEVATOR	.19	22
HVAC	.12	23
ELECTRICAL	.02	19
STRUCT/ROOF	.01	8
PLUMBING	.01	19
FIRE/LIFE SFTY	.06	14
OTHER MAINT/SUP	.23	23

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.30	18
ELECTRICAL	.97	18
GAS	.24	15
FUEL OIL		
PURCH STEAM	.30	3
PURCH CH WTR		
COAL		
WATER/SEWER	.06	18
RDS/GNDS/SEC TOTAL	.31	25
RDS/GNDS TOTAL	.06	16
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	14
RDS/GNDS OTHER	.01	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	25
SEC PAYROLL		
SEC CONTRACTS	.25	25
SEC OTHER	.03	8
ADMIN TOTAL	.62	26
PAYROLL	.22	22
MGMT FEES	.22	21
PROF FEES	.07	16
GEN OFC EXP	.12	23
OTHER ADM EXP	.06	17

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.74	23
REAL ESTATE TAX	1.40	23
BUILDING INS	.11	23
PERS PROP TAX	.01	2
OTHER TAX	.51	7
LEASING EXPENSES	.83	25
ADV/PROMOTION	.06	17
COMMISSIONS	.10	12
PROF FEES	.18	10
TENANT ALTS	1.35	10
BUY-OUTS		
OTHER LEASING	.01	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.72	23
CLEANING	.41	4
REPAIR/MAINT	.53	17
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.22	22
TOTAL CONTRACTS	.72	26
CLEANING	.50	11
REPAIR/MAINT	.32	7
RDS/GROUNDS	.06	14
SECURITY	.25	25
ADMINISTRATIVE	.27	21

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 25%-50%

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	84 BLDS	16,523,553 SQ. FT.				15,829,963 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	47					7.43	6.27	4.32	8.26
RETAIL AREA	21	14.59	11.22	4.35	16.54				
OTHER AREA	5	4.10	4.17	3.08	8.69				
TOTAL RENT	50	7.71	6.41	4.73	8.37				
NET PARKING INC	23	.55	.53	.18	.77				
MISCELLANEOUS	36	.22	.16	.04	.41				
TOTAL INCOME	50	8.15	6.69	5.22	8.67				
EXPENSE									
CLEANING	71	.88	.57	.39	.85	.90	.61	.41	.87
REPAIR-MAINT	76	.96	.73	.53	1.27	1.00	.75	.53	1.34
UTILITIES	77	1.27	1.23	.99	1.48	1.29	1.25	.99	1.53
RDS/GRNDS/SEC	81	.41	.32	.17	.50	.43	.32	.19	.52
ADMINISTRATIVE	84	.76	.67	.48	.92	.79	.70	.52	.96
TOTAL OPER EXP	70	4.31	3.69	3.05	4.81	4.50	3.82	3.24	5.37
FIXED EXPENSES	82	2.39	1.31	.62	2.22	2.50	1.49	.71	2.48
TOTAL OPER+FIX	68	6.81	5.49	4.14	7.17	7.13	5.75	4.34	8.07
LEASING EXP	73	1.89	.23	.07	1.08				
TOTAL PAYROLL	73	.68	.57	.37	.84				
TOTAL CONTRACT	81	1.12	.77	.54	1.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6352	70
AVG SQFT/RETAIL TENANT	3232	30
AVG SQFT/OFFICE WORKER	249	58
AVG % OFFICE OCCUPANCY	40.5	84
AVG % RETAIL OCCUPANCY	71.7	31
AVG $ RATE YR-END RENT	20.91	49
AVG NET PRKNG INC/STALL	796.44	14
RENTABLE/GROSS SQFT	.87	69

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.90	68
PAYROLL	.30	20
CONTRACT	.81	55
SUP/MAT/MISC	.04	48
TRASH REMOVAL	.05	50
REPR/MAINT TOTAL	.97	75
PAYROLL	.39	46
ELEVATOR	.21	71
HVAC	.19	74
ELECTRICAL	.06	67
STRUCT/ROOF	.03	41
PLUMBING	.03	65
FIRE/LIFE SFTY	.04	52
OTHER MAINT/SUP	.17	62

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.29	71
ELECTRICAL	1.07	71
GAS	.16	30
FUEL OIL		
PURCH STEAM	.32	14
PURCH CH WTR	.42	5
COAL		
WATER/SEWER	.04	68
RDS/GNDS/SEC TOTAL	.41	79
RDS/GNDS TOTAL	.09	66
RDS/GNDS PAYRL	.09	4
RDS/GNDS CONTR	.08	53
RDS/GNDS OTHER	.04	23

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	74
SEC PAYROLL	.24	11
SEC CONTRACTS	.32	66
SEC OTHER	.05	19
ADMIN TOTAL	.76	80
PAYROLL	.29	66
MGMT FEES	.27	79
PROF FEES	.08	49
GEN OFC EXP	.08	71
OTHER ADM EXP	.09	44

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.35	80
REAL ESTATE TAX	2.19	80
BUILDING INS	.15	67
PERS PROP TAX	.01	26
OTHER TAX	.03	19
LEASING EXPENSES	1.89	73
ADV/PROMOTION	.11	54
COMMISSIONS	.10	35
PROF FEES	.25	53
TENANT ALTS	2.49	35
BUY-OUTS	.88	3
OTHER LEASING	.20	14

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.68	73
CLEANING	.30	20
REPAIR/MAINT	.39	46
RDS/GROUNDS	.09	4
SECURITY	.24	11
ADMINISTRATIVE	.29	66
TOTAL CONTRACTS	1.12	81
CLEANING	.81	55
REPAIR/MAINT	.25	35
RDS/GROUNDS	.08	53
SECURITY	.32	66
ADMINISTRATIVE	.33	79

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Occupancy/Location Analyses

DOWNTOWN 51%-75%

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	183 BLDS	52,120,389 SQ. FT.				50,236,482 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	169					11.48	8.59	6.59	12.36
RETAIL AREA	87	12.42	11.50	6.54	20.19				
OTHER AREA	21	5.86	3.96	2.58	7.17				
TOTAL RENT	171	11.44	8.76	6.78	12.87				
NET PARKING INC	82	.74	.56	.37	.98				
MISCELLANEOUS	130	.38	.15	.06	.34				
TOTAL INCOME	171	12.25	9.53	7.31	13.57				
EXPENSE									
CLEANING	176	.79	.63	.52	.87	.81	.64	.53	.89
REPAIR-MAINT	179	1.07	.93	.68	1.23	1.10	.96	.70	1.27
UTILITIES	180	1.49	1.41	1.18	1.76	1.51	1.43	1.23	1.80
RDS/GRNDS/SEC	180	.42	.37	.20	.54	.44	.38	.21	.56
ADMINISTRATIVE	183	.85	.80	.53	1.06	.88	.83	.53	1.10
TOTAL OPER EXP	173	4.61	4.29	3.79	5.14	4.77	4.51	3.86	5.53
FIXED EXPENSES	174	2.37	1.51	.88	2.44	2.46	1.60	.94	2.68
TOTAL OPER + FIX	166	6.97	6.07	4.81	7.77	7.23	6.18	5.05	8.28
LEASING EXP	156	1.73	.45	.19	1.73				
TOTAL PAYROLL	172	.86	.70	.46	1.02				
TOTAL CONTRACT	176	1.08	.93	.63	1.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7550	162
AVG SQFT/RETAIL TENANT	2451	96
AVG SQFT/OFFICE WORKER	291	132
AVG % OFFICE OCCUPANCY	65.2	183
AVG % RETAIL OCCUPANCY	77.0	99
AVG $ RATE YR-END RENT	17.65	134
AVG NET PRKNG INC/STALL	590.54	73
RENTABLE/GROSS SQFT	.89	141

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.80	167
PAYROLL	.26	36
CONTRACT	.65	163
SUP/MAT/MISC	.06	137
TRASH REMOVAL	.04	155
REPR/MAINT TOTAL	1.07	173
PAYROLL	.45	135
ELEVATOR	.23	172
HVAC	.14	163
ELECTRICAL	.04	134
STRUCT/ROOF	.06	72
PLUMBING	.02	134
FIRE/LIFE SFTY	.03	106
OTHER MAINT/SUP	.23	169

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.51	159
ELECTRICAL	1.30	158
GAS	.20	81
FUEL OIL	.03	17
PURCH STEAM	.34	27
PURCH CH WTR	.37	9
COAL	.01	2
WATER/SEWER	.07	155
RDS/GNDS/SEC TOTAL	.42	174
RDS/GNDS TOTAL	.10	131
RDS/GNDS PAYRL	.06	11
RDS/GNDS CONTR	.08	105
RDS/GNDS OTHER	.04	66

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	163
SEC PAYROLL	.23	53
SEC CONTRACTS	.32	139
SEC OTHER	.04	62
ADMIN TOTAL	.87	178
PAYROLL	.35	144
MGMT FEES	.37	160
PROF FEES	.09	121
GEN OFC EXP	.11	154
OTHER ADM EXP	.08	121

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.37	169
REAL ESTATE TAX	2.17	169
BUILDING INS	.18	165
PERS PROP TAX	.01	44
OTHER TAX	.03	46
LEASING EXPENSES	1.73	156
ADV/PROMOTION	.10	125
COMMISSIONS	.08	77
PROF FEES	.42	112
TENANT ALTS	1.53	109
BUY-OUTS	.23	16
OTHER LEASING	.34	53

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.86	172
CLEANING	.26	36
REPAIR/MAINT	.45	135
RDS/GROUNDS	.06	11
SECURITY	.23	53
ADMINISTRATIVE	.35	144
TOTAL CONTRACTS	1.08	176
CLEANING	.65	163
REPAIR/MAINT	.39	69
RDS/GROUNDS	.08	105
SECURITY	.32	139
ADMINISTRATIVE	.42	169

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 75%

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	1135 BLDS	383,308,163 SQ. FT.				345,375,644 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	1010					19.56	15.48	11.62	21.22
RETAIL AREA	523	18.06	15.82	9.62	25.94				
OTHER AREA	191	9.18	6.36	3.46	11.76				
TOTAL RENT	1042	19.56	15.45	11.73	21.34				
NET PARKING INC	552	.91	.75	.35	1.33				
MISCELLANEOUS	700	.79	.18	.05	.56				
TOTAL INCOME	1042	20.80	16.50	12.37	22.48				
EXPENSE									
CLEANING	1120	1.32	1.01	.78	1.36	1.35	1.06	.80	1.41
REPAIR-MAINT	1121	1.53	1.14	.82	1.65	1.58	1.20	.85	1.70
UTILITIES	1115	2.02	1.79	1.41	2.30	2.05	1.80	1.41	2.36
RDS/GRNDS/SEC	1085	.53	.39	.24	.61	.56	.41	.25	.64
ADMINISTRATIVE	1117	.95	.88	.59	1.20	1.00	.93	.61	1.27
TOTAL OPER EXP	1089	6.45	5.33	4.45	6.64	6.79	5.61	4.61	7.01
FIXED EXPENSES	1096	3.58	2.15	1.29	3.68	3.77	2.25	1.34	3.89
TOTAL OPER + FIX	1053	10.01	7.77	6.04	10.49	10.55	8.27	6.30	11.12
LEASING EXP	862	1.44	.54	.12	1.62				
TOTAL PAYROLL	1038	1.36	.83	.51	1.32				
TOTAL CONTRACT	1087	1.57	1.22	.84	1.76				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12377	970
AVG SQFT/RETAIL TENANT	2872	577
AVG SQFT/OFFICE WORKER	281	828
AVG % OFFICE OCCUPANCY	91.7	1135
AVG % RETAIL OCCUPANCY	87.9	607
AVG $ RATE YR-END RENT	20.73	795
AVG NET PRKNG INC/STALL	979.05	433
RENTABLE/GROSS SQFT	.88	879

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.33	1083
PAYROLL	.64	320
CONTRACT	.96	1038
SUP/MAT/MISC	.09	859
TRASH REMOVAL	.09	953
REPR/MAINT TOTAL	1.54	1094
PAYROLL	.62	875
ELEVATOR	.27	1062
HVAC	.21	1050
ELECTRICAL	.11	933
STRUCT/ROOF	.17	528
PLUMBING	.03	852
FIRE/LIFE SFTY	.05	679
OTHER MAINT/SUP	.29	1054

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.04	1014
ELECTRICAL	1.71	1008
GAS	.11	539
FUEL OIL	.04	99
PURCH STEAM	.44	240
PURCH CH WTR	.49	77
COAL		
WATER/SEWER	.09	950
RDS/GNDS/SEC TOTAL	.53	1059
RDS/GNDS TOTAL	.10	853
RDS/GNDS PAYRL	.07	119
RDS/GNDS CONTR	.07	679
RDS/GNDS OTHER	.06	466

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.46	999
SEC PAYROLL	.39	341
SEC CONTRACTS	.31	841
SEC OTHER	.04	445
ADMIN TOTAL	.95	1087
PAYROLL	.33	802
MGMT FEES	.49	881
PROF FEES	.09	727
GEN OFC EXP	.12	901
OTHER ADM EXP	.12	745

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.60	1080
REAL ESTATE TAX	3.30	1080
BUILDING INS	.22	1066
PERS PROP TAX	.10	247
OTHER TAX	.19	324
LEASING EXPENSES	1.44	862
ADV/PROMOTION	.08	602
COMMISSIONS	.08	369
PROF FEES	.32	573
TENANT ALTS	1.25	612
BUY-OUTS	.36	52
OTHER LEASING	.22	284

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.36	1038
CLEANING	.64	320
REPAIR/MAINT	.62	875
RDS/GROUNDS	.07	119
SECURITY	.39	341
ADMINISTRATIVE	.33	802
TOTAL CONTRACTS	1.57	1087
CLEANING	.98	1038
REPAIR/MAINT	.69	442
RDS/GROUNDS	.07	679
SECURITY	.31	841
ADMINISTRATIVE	.52	957

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Occupancy/Location Analyses

SUBURBAN LESS THAN 25%

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	19 BLDS	2,241,400 SQ. FT.				2,222,675 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					6.08	6.46	3.04	7.20
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	6.02	6.30	3.04	7.20				
NET PARKING INC									
MISCELLANEOUS	8	.40	.41	.17	.56				
TOTAL INCOME	8	6.42	6.82	3.35	7.73				
EXPENSE									
CLEANING	4	.46	.43	.37	.47	.46	.43	.37	.47
REPAIR-MAINT	16	.47	.43	.35	.59	.47	.43	.35	.59
UTILITIES	16	.95	.87	.67	1.19	.96	.89	.67	1.19
RDS/GRNDS/SEC	17	.19	.28	.07	.33	.20	.28	.08	.33
ADMINISTRATIVE	17	.50	.50	.29	.83	.50	.50	.29	.83
TOTAL OPER EXP	4	2.71	2.72	2.68	3.01	2.71	2.72	2.68	3.01
FIXED EXPENSES	16	1.19	1.17	.79	1.70	1.20	1.20	.81	1.70
TOTAL OPER+FIX	4	4.44	4.38	3.97	5.72	4.44	4.38	3.97	5.72
LEASING EXP	17	3.19	1.19	.01	8.95				
TOTAL PAYROLL	16	.26	.20	.12	.27				
TOTAL CONTRACT	17	.46	.46	.34	.60				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5751	15
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	181	12
AVG % OFFICE OCCUPANCY	18.0	16
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.62	16
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.95	14

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.46	4
PAYROLL	.09	2
CONTRACT	.34	4
SUP/MAT/MISC	.02	4
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	.47	16
PAYROLL	.14	13
ELEVATOR	.09	16
HVAC	.08	16
ELECTRICAL	.03	15
STRUCT/ROOF	.04	5
PLUMBING	.01	14
FIRE/LIFE SFTY	.04	13
OTHER MAINT/SUP	.11	16

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	.95	16
ELECTRICAL	.87	16
GAS	.06	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	16
RDS/GNDS/SEC TOTAL	.19	17
RDS/GNDS TOTAL	.11	15
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	12
RDS/GNDS OTHER	.01	10

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.10	15
SEC PAYROLL		
SEC CONTRACTS	.10	15
SEC OTHER		
ADMIN TOTAL	.50	17
PAYROLL	.17	9
MGMT FEES	.21	17
PROF FEES	.13	6
GEN OFC EXP	.05	8
OTHER ADM EXP	.19	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.19	16
REAL ESTATE TAX	1.08	16
BUILDING INS	.10	16
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	3.19	17
ADV/PROMOTION	.03	13
COMMISSIONS	.06	10
PROF FEES	1.08	11
TENANT ALTS	3.28	11
BUY-OUTS		
OTHER LEASING	.40	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.26	16
CLEANING	.09	2
REPAIR/MAINT	.14	13
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.17	9
TOTAL CONTRACTS	.46	17
CLEANING	.34	4
REPAIR/MAINT	.13	8
RDS/GROUNDS	.11	12
SECURITY	.10	15
ADMINISTRATIVE	.27	17

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 25%-50%

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	152 BLDS	8,781,941 SQ. FT.				8,738,239 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	109					5.90	4.85	3.71	6.66
RETAIL AREA	7	5.30	4.57						
OTHER AREA									
TOTAL RENT	109	5.90	4.86	3.85	6.66				
NET PARKING INC	19	.06	.04	.02	.10				
MISCELLANEOUS	57	.23	.06	.02	.23				
TOTAL INCOME	109	6.07	4.91	3.85	6.84				
EXPENSE									
CLEANING	93	.46	.45	.38	.59	.46	.46	.38	.59
REPAIR-MAINT	131	.66	.56	.40	.78	.66	.58	.40	.78
UTILITIES	135	1.20	1.17	.87	1.49	1.20	1.17	.88	1.49
RDS/GRNDS/SEC	150	.30	.27	.16	.43	.30	.27	.16	.46
ADMINISTRATIVE	150	.67	.60	.39	.78	.67	.60	.39	.78
TOTAL OPER EXP	90	3.41	3.35	2.86	3.94	3.43	3.35	2.86	4.16
FIXED EXPENSES	148	1.21	1.11	.89	1.60	1.22	1.13	.89	1.64
TOTAL OPER+FIX	88	4.61	4.52	4.09	5.57	4.64	4.54	4.09	5.68
LEASING EXP	132	.98	.26	.08	1.06				
TOTAL PAYROLL	114	.44	.41	.15	.60				
TOTAL CONTRACT	144	.65	.64	.46	.93				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3468	115
AVG SQFT/RETAIL TENANT	2680	8
AVG SQFT/OFFICE WORKER	285	99
AVG % OFFICE OCCUPANCY	39.9	152
AVG % RETAIL OCCUPANCY	65.9	8
AVG $ RATE YR-END RENT	12.67	104
AVG NET PRKNG INC/STALL	37.27	9
RENTABLE/GROSS SQFT	.95	103

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.45	88
PAYROLL	.31	8
CONTRACT	.40	84
SUP/MAT/MISC	.03	55
TRASH REMOVAL	.05	83
REPR/MAINT TOTAL	.64	124
PAYROLL	.22	72
ELEVATOR	.06	86
HVAC	.13	114
ELECTRICAL	.03	90
STRUCT/ROOF	.05	45
PLUMBING	.02	89
FIRE/LIFE SFTY	.03	55
OTHER MAINT/SUP	.23	120

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.22	105
ELECTRICAL	1.12	105
GAS	.07	43
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.03	2
COAL		
WATER/SEWER	.07	101
RDS/GNDS/SEC TOTAL	.30	144
RDS/GNDS TOTAL	.20	139
RDS/GNDS PAYRL	.08	5
RDS/GNDS CONTR	.16	134
RDS/GNDS OTHER	.05	78

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.15	105
SEC PAYROLL	.16	4
SEC CONTRACTS	.15	93
SEC OTHER	.04	31
ADMIN TOTAL	.67	145
PAYROLL	.27	90
MGMT FEES	.27	139
PROF FEES	.08	84
GEN OFC EXP	.09	114
OTHER ADM EXP	.11	96

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.22	142
REAL ESTATE TAX	1.11	142
BUILDING INS	.10	140
PERS PROP TAX		
OTHER TAX	.07	20
LEASING EXPENSES	.98	132
ADV/PROMOTION	.07	94
COMMISSIONS	.08	78
PROF FEES	.31	74
TENANT ALTS	1.07	57
BUY-OUTS	.02	2
OTHER LEASING	.05	25

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.44	114
CLEANING	.31	8
REPAIR/MAINT	.22	72
RDS/GROUNDS	.08	5
SECURITY	.16	4
ADMINISTRATIVE	.27	90
TOTAL CONTRACTS	.65	144
CLEANING	.40	84
REPAIR/MAINT	.20	43
RDS/GROUNDS	.16	134
SECURITY	.15	93
ADMINISTRATIVE	.32	143

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Occupancy/Location Analyses

SUBURBAN 51%-75%

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	459 BLDS	35,214,449 SQ. FT.				34,848,497 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	447					9.41	7.90	5.99	10.46
RETAIL AREA	34	10.51	9.01	5.80	15.12				
OTHER AREA	6	33.85	11.07	6.61	30.99				
TOTAL RENT	447	9.42	7.90	5.99	10.43				
NET PARKING INC	120	.29	.07	.03	.30				
MISCELLANEOUS	308	.29	.10	.04	.28				
TOTAL INCOME	447	9.77	8.16	6.26	11.05				
EXPENSE									
CLEANING	434	.62	.62	.52	.77	.63	.62	.52	.77
REPAIR-MAINT	455	.81	.75	.57	.97	.82	.75	.57	.97
UTILITIES	446	1.55	1.52	1.26	1.76	1.56	1.53	1.26	1.79
RDS/GRNDS/SEC	451	.40	.34	.23	.47	.40	.34	.23	.47
ADMINISTRATIVE	459	.82	.74	.51	.98	.82	.76	.51	.99
TOTAL OPER EXP	430	4.22	4.06	3.53	4.67	4.26	4.09	3.54	4.78
FIXED EXPENSES	457	1.53	1.35	.93	1.86	1.54	1.35	.93	1.90
TOTAL OPER+FIX	428	5.75	5.44	4.76	6.41	5.81	5.49	4.76	6.48
LEASING EXP	423	1.64	.77	.21	2.09				
TOTAL PAYROLL	394	.65	.58	.34	.78				
TOTAL CONTRACT	448	.93	.88	.69	1.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3860	430
AVG SQFT/RETAIL TENANT	2928	37
AVG SQFT/OFFICE WORKER	197	333
AVG % OFFICE OCCUPANCY	65.1	459
AVG % RETAIL OCCUPANCY	71.3	37
AVG $ RATE YR-END RENT	14.07	389
AVG NET PRKNG INC/STALL	71.16	79
RENTABLE/GROSS SQFT	.94	312

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.62**	**424**
PAYROLL	.23	53
CONTRACT	.51	422
SUP/MAT/MISC	.05	283
TRASH REMOVAL	.05	387
REPR/MAINT TOTAL	**.81**	**443**
PAYROLL	.32	353
ELEVATOR	.11	361
HVAC	.15	443
ELECTRICAL	.04	387
STRUCT/ROOF	.05	272
PLUMBING	.02	359
FIRE/LIFE SFTY	.03	287
OTHER MAINT/SUP	.20	425

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.55**	**426**
ELECTRICAL	1.42	426
GAS	.10	213
FUEL OIL	.02	8
PURCH STEAM		
PURCH CH WTR	.36	12
COAL	.08	2
WATER/SEWER	.08	413
RDS/GNDS/SEC TOTAL	**.40**	**440**
RDS/GNDS TOTAL	.20	427
RDS/GNDS PAYRL	.07	30
RDS/GNDS CONTR	.16	404
RDS/GNDS OTHER	.07	258

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.21	392
SEC PAYROLL	.19	49
SEC CONTRACTS	.18	350
SEC OTHER	.02	92
ADMIN TOTAL	**.82**	**449**
PAYROLL	.34	308
MGMT FEES	.34	443
PROF FEES	.09	332
GEN OFC EXP	.10	373
OTHER ADM EXP	.07	308

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.54**	**446**
REAL ESTATE TAX	1.38	446
BUILDING INS	.14	415
PERS PROP TAX	.02	102
OTHER TAX	.12	80
LEASING EXPENSES	**1.64**	**423**
ADV/PROMOTION	.09	356
COMMISSIONS	.11	158
PROF FEES	.45	364
TENANT ALTS	1.41	339
BUY-OUTS	.74	14
OTHER LEASING	.13	116

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.65**	**394**
CLEANING	.23	53
REPAIR/MAINT	.32	353
RDS/GROUNDS	.07	30
SECURITY	.19	49
ADMINISTRATIVE	.34	308
TOTAL CONTRACTS	**.93**	**448**
CLEANING	.51	422
REPAIR/MAINT	.26	140
RDS/GROUNDS	.16	404
SECURITY	.18	350
ADMINISTRATIVE	.41	446

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN MORE THAN 75%

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	1646 BLDS	185,884,068 SQ. FT.				182,944,076 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	1487					15.17	13.49	10.27	17.57
RETAIL AREA	147	17.14	15.01	9.36	22.43				
OTHER AREA	73	7.84	7.67	4.17	11.72				
TOTAL RENT	1496	15.12	13.38	10.26	17.54				
NET PARKING INC	402	.67	.20	.08	.99				
MISCELLANEOUS	929	.42	.11	.04	.27				
TOTAL INCOME	1491	15.76	13.77	10.43	17.94				
EXPENSE									
CLEANING	1585	.91	.82	.69	1.00	.91	.82	.70	1.00
REPAIR-MAINT	1531	1.04	.84	.62	1.10	1.05	.84	.62	1.12
UTILITIES	1545	1.82	1.68	1.38	2.07	1.82	1.68	1.38	2.07
RDS/GRNDS/SEC	1607	.50	.37	.25	.53	.50	.38	.25	.54
ADMINISTRATIVE	1621	.90	.82	.58	1.07	.91	.84	.59	1.08
TOTAL OPER EXP	1499	5.18	4.68	4.08	5.49	5.27	4.73	4.11	5.55
FIXED EXPENSES	1606	1.91	1.57	1.17	2.15	1.94	1.59	1.17	2.18
TOTAL OPER+FIX	1473	7.09	6.44	5.50	7.59	7.21	6.49	5.53	7.63
LEASING EXP	1242	1.45	.67	.19	1.74				
TOTAL PAYROLL	1357	.82	.58	.34	.83				
TOTAL CONTRACT	1570	1.24	1.08	.82	1.38				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7235	1453
AVG SQFT/RETAIL TENANT	2718	163
AVG SQFT/OFFICE WORKER	268	1072
AVG % OFFICE OCCUPANCY	91.1	1646
AVG % RETAIL OCCUPANCY	89.9	169
AVG $ RATE YR-END RENT	17.54	1181
AVG NET PRKNG INC/STALL	189.47	279
RENTABLE/GROSS SQFT	.89	1193

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.91**	**1499**
PAYROLL	.45	245
CONTRACT	.72	1461
SUP/MAT/MISC	.08	1133
TRASH REMOVAL	.07	1415
REPR/MAINT TOTAL	**1.04**	**1494**
PAYROLL	.42	1126
ELEVATOR	.13	1251
HVAC	.19	1462
ELECTRICAL	.07	1298
STRUCT/ROOF	.06	893
PLUMBING	.02	1184
FIRE/LIFE SFTY	.04	869
OTHER MAINT/SUP	.24	1425

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.82**	**1435**
ELECTRICAL	1.64	1432
GAS	.13	708
FUEL OIL	.04	79
PURCH STEAM	.21	34
PURCH CH WTR	.39	54
COAL	.09	3
WATER/SEWER	.09	1373
RDS/GNDS/SEC TOTAL	**.50**	**1545**
RDS/GNDS TOTAL	.22	1497
RDS/GNDS PAYRL	.14	164
RDS/GNDS CONTR	.17	1397
RDS/GNDS OTHER	.08	925

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	1298
SEC PAYROLL	.35	174
SEC CONTRACTS	.25	1177
SEC OTHER	.05	423
ADMIN TOTAL	**.90**	**1581**
PAYROLL	.34	1032
MGMT FEES	.51	1366
PROF FEES	.09	925
GEN OFC EXP	.10	1101
OTHER ADM EXP	.08	1019

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.91**	**1546**
REAL ESTATE TAX	1.71	1548
BUILDING INS	.16	1507
PERS PROP TAX	.15	301
OTHER TAX	.11	321
LEASING EXPENSES	**1.45**	**1242**
ADV/PROMOTION	.08	888
COMMISSIONS	.10	453
PROF FEES	.42	862
TENANT ALTS	1.19	907
BUY-OUTS	.34	71
OTHER LEASING	.22	383

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.82**	**1357**
CLEANING	.45	245
REPAIR/MAINT	.42	1126
RDS/GROUNDS	.14	164
SECURITY	.35	174
ADMINISTRATIVE	.34	1032
TOTAL CONTRACTS	**1.24**	**1570**
CLEANING	.72	1461
REPAIR/MAINT	.39	578
RDS/GROUNDS	.17	1397
SECURITY	.25	1177
ADMINISTRATIVE	.53	1444

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

United States Private Sector:
City Analyses

Akron, OH

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	768,737 SQ. FT.				668,777 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					12.42	13.04		
RETAIL AREA	3	12.98	13.04						
OTHER AREA									
TOTAL RENT	3	12.07	13.06						
NET PARKING INC									
MISCELLANEOUS	3	1.02	.76						
TOTAL INCOME	3	13.09	13.83						
EXPENSE									
CLEANING	3	.94	.89			.99	.91		
REPAIR-MAINT	3	.98	.87			1.08	.98		
UTILITIES	3	1.94	1.88			2.05	2.01		
RDS/GRNDS/SEC	3	.29	.27			.33	.30		
ADMINISTRATIVE	3	.67	.74			.77	.83		
TOTAL OPER EXP	3	4.82	4.78			5.55	5.50		
FIXED EXPENSES	3	.94	1.03			1.08	1.20		
TOTAL OPER+FIX	3	5.77	5.85			6.63	6.60		
LEASING EXP	3	.17	.21						
TOTAL PAYROLL	3	.75	.67						
TOTAL CONTRACT	3	1.36	1.41						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12395	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	236	3
AVG % OFFICE OCCUPANCY	90.5	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.58	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.94	3
PAYROLL	.07	2
CONTRACT	.81	3
SUP/MAT/MISC	.02	3
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	.98	3
PAYROLL	.44	3
ELEVATOR	.29	3
HVAC	.08	3
ELECTRICAL	.03	3
STRUCT/ROOF		
PLUMBING	.01	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.14	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.94	3
ELECTRICAL	1.71	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	3
RDS/GNDS/SEC TOTAL	.29	3
RDS/GNDS TOTAL	.01	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.28	3
SEC PAYROLL		
SEC CONTRACTS	.24	3
SEC OTHER	.01	2
ADMIN TOTAL	.67	3
PAYROLL	.24	3
MGMT FEES	.48	2
PROF FEES	.02	3
GEN OFC EXP	.07	3
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.94	3
REAL ESTATE TAX	.84	3
BUILDING INS	.11	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.17	3
ADV/PROMOTION		
COMMISSIONS	.01	2
PROF FEES	.14	2
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.75	3
CLEANING	.07	2
REPAIR/MAINT	.44	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.24	3
TOTAL CONTRACTS	1.36	3
CLEANING	.81	3
REPAIR/MAINT	.30	3
RDS/GROUNDS	.01	2
SECURITY	.24	3
ADMINISTRATIVE	.35	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Albany, GA

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,264,291 SQ. FT.				1,258,924 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					14.13	15.27		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	14.10	15.27						
NET PARKING INC	2	.01	.01						
MISCELLANEOUS									
TOTAL INCOME	3	14.23	15.28						
EXPENSE									
CLEANING	3	.89	.89			.89	.89		
REPAIR-MAINT	3	1.16	1.14			1.16	1.14		
UTILITIES	3	1.31	1.32			1.32	1.32		
RDS/GRNDS/SEC	3	.91	.79			.91	.79		
ADMINISTRATIVE	3	.61	.82			.62	.82		
TOTAL OPER EXP	3	4.88	4.95			4.90	4.95		
FIXED EXPENSES	3	2.09	2.15			2.10	2.15		
TOTAL OPER+FIX	3	6.97	6.96			7.00	7.02		
LEASING EXP	3	5.44	5.99						
TOTAL PAYROLL	3	.63	.64						
TOTAL CONTRACT	3	1.55	1.47						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13660	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	327	3
AVG % OFFICE OCCUPANCY	91.1	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	24.31	3
AVG NET PRKNG INC/STALL	3.84	2
RENTABLE/GROSS SQFT	.91	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.89	3
PAYROLL		
CONTRACT	.75	3
SUP/MAT/MISC	.08	3
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	1.16	3
PAYROLL	.53	3
ELEVATOR	.15	3
HVAC	.16	2
ELECTRICAL	.06	2
STRUCT/ROOF	.02	2
PLUMBING	.02	2
FIRE/LIFE SFTY	.11	2
OTHER MAINT/SUP	.31	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.31	3
ELECTRICAL	1.22	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	3
RDS/GNDS/SEC TOTAL	.91	3
RDS/GNDS TOTAL	.61	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.51	3
RDS/GNDS OTHER	.11	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	3
SEC PAYROLL		
SEC CONTRACTS	.29	3
SEC OTHER	.01	2
ADMIN TOTAL	.61	3
PAYROLL	.24	2
MGMT FEES	.47	3
PROF FEES		
GEN OFC EXP	.04	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.09	3
REAL ESTATE TAX	2.00	3
BUILDING INS	.09	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	5.44	3
ADV/PROMOTION	.08	3
COMMISSIONS	.05	2
PROF FEES	1.20	3
TENANT ALTS	3.49	3
BUY-OUTS		
OTHER LEASING	.65	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.63	3
CLEANING		
REPAIR/MAINT	.53	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.24	2
TOTAL CONTRACTS	1.55	3
CLEANING	.75	3
REPAIR/MAINT		
RDS/GROUNDS	.51	3
SECURITY	.29	3
ADMINISTRATIVE	.47	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Albany, NY

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	826,443 SQ. FT.				799,946 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	7					16.29	12.47	11.91	18.49
RETAIL AREA	3	17.12	18.55						
OTHER AREA									
TOTAL RENT	7	16.35	12.47	11.91	18.54				
NET PARKING INC									
MISCELLANEOUS	5	.05	.06	.05	.07				
TOTAL INCOME	7	16.41	12.55	11.94	18.57				
EXPENSE									
CLEANING	7	1.14	.99	.97	1.21	1.17	1.06	.99	1.28
REPAIR-MAINT	7	1.06	.85	.70	1.04	1.11	.88	.74	1.09
UTILITIES	7	1.96	2.03	1.77	2.26	2.00	2.03	1.78	2.39
RDS/GRNDS/SEC	7	.64	.24	.24	.57	.66	.28	.24	.58
ADMINISTRATIVE	7	1.10	1.08	.98	1.21	1.14	1.08	.98	1.31
TOTAL OPER EXP	7	5.92	5.05	4.82	5.68	6.12	5.65	4.98	5.96
FIXED EXPENSES	7	2.30	1.89	1.52	2.46	2.37	2.10	1.52	2.61
TOTAL OPER + FIX	7	8.22	6.99	6.45	7.96	8.49	7.82	6.93	8.12
LEASING EXP	6	.52	.43	.38	.63				
TOTAL PAYROLL	4	1.29	.92	.63	1.71				
TOTAL CONTRACT	7	1.25	.97	.96	1.39				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8188	7
AVG SQFT/RETAIL TENANT	2100	3
AVG SQFT/OFFICE WORKER	286	3
AVG % OFFICE OCCUPANCY	96.2	7
AVG % RETAIL OCCUPANCY	83.2	3
AVG $ RATE YR-END RENT	15.19	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.14	7
PAYROLL		
CONTRACT	.97	6
SUP/MAT/MISC	.11	4
TRASH REMOVAL	.10	4
REPR/MAINT TOTAL	1.21	4
PAYROLL	.52	4
ELEVATOR	.24	4
HVAC	.09	3
ELECTRICAL	.07	3
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY	.06	2
OTHER MAINT/SUP	.24	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.96	7
ELECTRICAL	1.79	7
GAS	.12	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	7
RDS/GNDS/SEC TOTAL	.78	4
RDS/GNDS TOTAL	.29	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.19	3
RDS/GNDS OTHER	.11	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.65	3
SEC PAYROLL	.33	2
SEC CONTRACTS	.60	2
SEC OTHER	.03	2
ADMIN TOTAL	1.11	4
PAYROLL	.29	3
MGMT FEES	.91	3
PROF FEES	.09	2
GEN OFC EXP	.11	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.30	7
REAL ESTATE TAX	2.11	7
BUILDING INS	.23	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.52	6
ADV/PROMOTION	.01	2
COMMISSIONS		
PROF FEES	.10	5
TENANT ALTS	.39	6
BUY-OUTS		
OTHER LEASING	.03	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.29	4
CLEANING		
REPAIR/MAINT	.52	4
RDS/GROUNDS		
SECURITY	.33	2
ADMINISTRATIVE	.29	3
TOTAL CONTRACTS	1.25	7
CLEANING	.97	6
REPAIR/MAINT	.26	3
RDS/GROUNDS	.19	3
SECURITY	.60	2
ADMINISTRATIVE	.73	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	280,769 SQ. FT.				261,365 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					13.25	12.24	11.66	15.06
RETAIL AREA	2	13.57	14.53						
OTHER AREA									
TOTAL RENT	4	13.24	12.24	11.57	15.10				
NET PARKING INC									
MISCELLANEOUS	4	.06	.06	.06	.07				
TOTAL INCOME	4	13.30	12.31	11.64	15.17				
EXPENSE									
CLEANING	4	1.04	.97	.96	1.11	1.09	1.01	.96	1.22
REPAIR-MAINT	4	.75	.70	.69	.80	.80	.74	.69	.90
UTILITIES	4	2.01	1.98	1.77	2.26	2.07	1.99	1.78	2.39
RDS/GRNDS/SEC	4	.20	.24	.15	.24	.21	.24	.16	.26
ADMINISTRATIVE	4	.92	1.08	.76	1.09	.99	1.08	.78	1.17
TOTAL OPER EXP	4	4.91	4.97	4.76	5.07	5.27	5.35	4.83	5.65
FIXED EXPENSES	4	1.61	1.69	1.19	1.89	1.73	1.80	1.19	2.14
TOTAL OPER + FIX	4	6.52	6.45	6.02	6.89	7.01	6.93	6.02	7.80
LEASING EXP	4	.34	.40	.24	.43				
TOTAL PAYROLL									
TOTAL CONTRACT	4	1.06	.97	.96	1.15				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3850	4
AVG SQFT/RETAIL TENANT	2595	2
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	95.8	4
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	13.54	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.87	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.04	4
PAYROLL		
CONTRACT	1.01	4
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.01	4
ELECTRICAL	1.74	4
GAS	.22	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	4
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.61	4
REAL ESTATE TAX	1.47	4
BUILDING INS	.14	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.34	4
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.04	3
TENANT ALTS	.31	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING	1.01	4
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Albany, NY

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	545,674 SQ. FT.				538,581 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					17.77	19.34		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	17.94	19.34						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	18.01	19.34						
EXPENSE									
CLEANING	3	1.19	1.17			1.20	1.17		
REPAIR-MAINT	3	1.24	1.17			1.26	1.17		
UTILITIES	3	1.94	2.03			1.96	2.03		
RDS/GRNDS/SEC	3	.87	.58			.88	.60		
ADMINISTRATIVE	3	1.20	1.31			1.21	1.35		
TOTAL OPER EXP	3	6.44	6.27			6.53	6.27		
FIXED EXPENSES	3	2.65	3.03			2.68	3.03		
TOTAL OPER + FIX	3	9.09	8.10			9.21	8.40		
LEASING EXP	2	.64	.65						
TOTAL PAYROLL	3	1.39	1.07						
TOTAL CONTRACT	3	1.35	1.44						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17909	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	286	3
AVG % OFFICE OCCUPANCY	96.4	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.19**	**3**
PAYROLL		
CONTRACT	.94	2
SUP/MAT/MISC	.12	3
TRASH REMOVAL	.10	3
REPR/MAINT TOTAL	**1.24**	**3**
PAYROLL	.52	3
ELEVATOR	.26	3
HVAC	.10	2
ELECTRICAL	.08	2
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.25	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.94**	**3**
ELECTRICAL	1.82	3
GAS	.05	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	3
RDS/GNDS/SEC TOTAL	**.87**	**3**
RDS/GNDS TOTAL	.34	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.22	2
RDS/GNDS OTHER	.12	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.65	3
SEC PAYROLL	.33	2
SEC CONTRACTS	.60	2
SEC OTHER	.03	2
ADMIN TOTAL	**1.20**	**3**
PAYROLL	.29	3
MGMT FEES	1.00	2
PROF FEES	.09	2
GEN OFC EXP	.13	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.65**	**3**
REAL ESTATE TAX	2.44	3
BUILDING INS	.30	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.64**	**2**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.14	2
TENANT ALTS	.45	2
BUY-OUTS		
OTHER LEASING	.03	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.39**	**3**
CLEANING		
REPAIR/MAINT	.52	3
RDS/GROUNDS		
SECURITY	.33	2
ADMINISTRATIVE	.29	3
TOTAL CONTRACTS	**1.35**	**3**
CLEANING	.94	2
REPAIR/MAINT	.27	2
RDS/GROUNDS	.22	2
SECURITY	.60	2
ADMINISTRATIVE	.76	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	286,593 SQ. FT.				286,593 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					13.63	14.12	13.22	15.08
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	13.63	14.12	13.22	15.08				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	13.63	14.12	13.22	15.08				
EXPENSE									
CLEANING	5	1.38	1.28	1.27	1.40	1.38	1.28	1.27	1.40
REPAIR-MAINT	5	.92	.85	.77	.98	.92	.85	.77	.98
UTILITIES	5	2.55	2.28	2.04	2.75	2.55	2.28	2.04	2.75
RDS/GRNDS/SEC	5	.38	.38	.37	.38	.38	.38	.37	.38
ADMINISTRATIVE	5	1.04	1.04	1.03	1.05	1.04	1.04	1.03	1.05
TOTAL OPER EXP	5	6.27	5.96	5.54	6.44	6.27	5.96	5.54	6.44
FIXED EXPENSES	5	1.59	1.58	1.57	1.61	1.59	1.58	1.57	1.61
TOTAL OPER + FIX	5	7.86	7.57	7.11	8.02	7.86	7.57	7.11	8.02
LEASING EXP	5	1.54	1.74	.82	2.87				
TOTAL PAYROLL	5	.89	.90	.89	.90				
TOTAL CONTRACT	5	1.53	1.36	1.30	1.54				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3752	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	201	5
AVG % OFFICE OCCUPANCY	95.6	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.32	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.90	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.38**	**5**
PAYROLL		
CONTRACT	1.26	5
SUP/MAT/MISC		
TRASH REMOVAL	.12	5
REPR/MAINT TOTAL	**.92**	**5**
PAYROLL	.42	5
ELEVATOR	.15	2
HVAC		
ELECTRICAL		
STRUCT/ROOF	.39	4
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.55**	**5**
ELECTRICAL	2.35	5
GAS	.17	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	5
RDS/GNDS/SEC TOTAL	**.38**	**5**
RDS/GNDS TOTAL	.18	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	5
SEC PAYROLL	.17	5
SEC CONTRACTS		
SEC OTHER	.03	5
ADMIN TOTAL	**1.04**	**5**
PAYROLL	.30	5
MGMT FEES	.69	5
PROF FEES		
GEN OFC EXP	.05	5
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.59**	**5**
REAL ESTATE TAX	1.35	5
BUILDING INS	.24	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.54**	**5**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	1.18	5
BUY-OUTS		
OTHER LEASING	.36	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.89**	**5**
CLEANING		
REPAIR/MAINT	.42	5
RDS/GROUNDS		
SECURITY	.17	5
ADMINISTRATIVE	.30	5
TOTAL CONTRACTS	**1.53**	**5**
CLEANING	1.26	5
REPAIR/MAINT	.14	2
RDS/GROUNDS	.18	5
SECURITY		
ADMINISTRATIVE	.69	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Albany, NY

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	133,990 SQ. FT.				133,990 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					14.42	14.14	13.81	15.08
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	14.42	14.14	13.81	15.08				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	14.42	14.14	13.81	15.08				
EXPENSE									
CLEANING	4	1.29	1.28	1.27	1.31	1.29	1.28	1.27	1.31
REPAIR-MAINT	4	.86	.82	.77	.92	.86	.82	.77	.92
UTILITIES	4	2.28	2.27	2.04	2.50	2.28	2.27	2.04	2.50
RDS/GRNDS/SEC	4	.37	.38	.37	.38	.37	.38	.37	.38
ADMINISTRATIVE	4	1.04	1.04	1.03	1.05	1.04	1.04	1.03	1.05
TOTAL OPER EXP	4	5.84	5.85	5.54	6.08	5.84	5.85	5.54	6.09
FIXED EXPENSES	4	1.59	1.59	1.57	1.61	1.59	1.59	1.57	1.61
TOTAL OPER + FIX	4	7.43	7.45	7.11	7.69	7.43	7.45	7.11	7.69
LEASING EXP	4	2.22	1.88	1.22	2.87				
TOTAL PAYROLL	4	.89	.90	.89	.90				
TOTAL CONTRACT	4	1.34	1.33	1.30	1.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2775	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	233	4
AVG % OFFICE OCCUPANCY	97.3	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.39	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.29**	**4**
PAYROLL		
CONTRACT	1.15	4
SUP/MAT/MISC		
TRASH REMOVAL	.13	4
REPR/MAINT TOTAL	**.86**	**4**
PAYROLL	.42	4
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF	.41	3
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.28**	**4**
ELECTRICAL	2.10	4
GAS	.14	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	4
RDS/GNDS/SEC TOTAL	**.37**	**4**
RDS/GNDS TOTAL	.18	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	4
SEC PAYROLL	.17	4
SEC CONTRACTS		
SEC OTHER	.03	4
ADMIN TOTAL	**1.04**	**4**
PAYROLL	.30	4
MGMT FEES	.69	4
PROF FEES		
GEN OFC EXP	.05	4
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.59**	**4**
REAL ESTATE TAX	1.35	4
BUILDING INS	.24	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**2.22**	**4**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	1.87	4
BUY-OUTS		
OTHER LEASING	.36	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.89**	**4**
CLEANING		
REPAIR/MAINT	.42	4
RDS/GROUNDS		
SECURITY	.17	4
ADMINISTRATIVE	.30	4
TOTAL CONTRACTS	**1.34**	**4**
CLEANING	1.15	4
REPAIR/MAINT		
RDS/GROUNDS	.18	4
SECURITY		
ADMINISTRATIVE	.69	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

*1992 BOMA Experience Exchange Report

Albuquerque, NM

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,010,170 SQ. FT.				1,010,170 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					11.98	11.43	8.92	14.87
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	11.98	11.43	8.92	14.87				
NET PARKING INC	2	.12	.12						
MISCELLANEOUS	4	.24	.10	.03	.48				
TOTAL INCOME	7	12.16	11.43	9.02	14.87				
EXPENSE									
CLEANING	7	.78	.77	.73	.80	.78	.77	.73	.80
REPAIR-MAINT	7	.73	.66	.51	.84	.73	.66	.51	.84
UTILITIES	7	2.01	2.06	1.68	2.22	2.01	2.06	1.68	2.22
RDS/GRNDS/SEC	6	.39	.38	.31	.49	.39	.38	.31	.49
ADMINISTRATIVE	7	1.12	1.09	.91	1.23	1.12	1.09	.91	1.23
TOTAL OPER EXP	7	5.02	4.90	4.80	5.38	5.02	4.90	4.80	5.38
FIXED EXPENSES	7	.98	.95	.69	1.08	.98	.95	.69	1.08
TOTAL OPER + FIX	7	6.00	6.22	5.53	6.35	6.00	6.22	5.53	6.35
LEASING EXP	7	2.50	2.77	1.04	3.23				
TOTAL PAYROLL	6	.53	.47	.40	.58				
TOTAL CONTRACT	7	1.31	1.02	1.00	1.49				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7006	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	302	6
AVG % OFFICE OCCUPANCY	82.7	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.47	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.78**	**7**
PAYROLL	.08	2
CONTRACT	.65	7
SUP/MAT/MISC	.10	6
TRASH REMOVAL	.05	4
REPR/MAINT TOTAL	**.74**	**7**
PAYROLL	.26	4
ELEVATOR	.14	7
HVAC	.22	7
ELECTRICAL	.03	6
STRUCT/ROOF	.01	4
PLUMBING	.01	7
FIRE/LIFE SFTY	.05	2
OTHER MAINT/SUP	.17	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.01**	**7**
ELECTRICAL	1.86	7
GAS	.12	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	6
RDS/GNDS/SEC TOTAL	**.39**	**6**
RDS/GNDS TOTAL	.12	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	6
RDS/GNDS OTHER	.03	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	6
SEC PAYROLL		
SEC CONTRACTS	.27	6
SEC OTHER	.01	2
ADMIN TOTAL	**1.12**	**7**
PAYROLL	.35	6
MGMT FEES	.56	7
PROF FEES	.04	6
GEN OFC EXP	.16	5
OTHER ADM EXP	.42	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.98**	**7**
REAL ESTATE TAX	.80	7
BUILDING INS	.14	6
PERS PROP TAX		
OTHER TAX	.17	2
LEASING EXPENSES	**2.50**	**7**
ADV/PROMOTION	.18	5
COMMISSIONS		
PROF FEES	.46	7
TENANT ALTS	1.93	6
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.53**	**6**
CLEANING	.08	2
REPAIR/MAINT	.26	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.35	6
TOTAL CONTRACTS	**1.31**	**7**
CLEANING	.65	7
REPAIR/MAINT	.80	2
RDS/GROUNDS	.11	6
SECURITY	.27	6
ADMINISTRATIVE	.40	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

*1992 BOMA Experience Exchange Report

Albuquerque, NM

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	978,394 SQ. FT.				978,394 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					12.00	11.58	8.88	15.54
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	12.00	11.58	8.88	15.54				
NET PARKING INC	2	.12	.12						
MISCELLANEOUS	4	.24	.10	.03	.48				
TOTAL INCOME	6	12.19	11.66	8.94	15.54				
EXPENSE									
CLEANING	6	.77	.76	.70	.84	.77	.76	.70	.84
REPAIR-MAINT	6	.73	.64	.40	.80	.73	.64	.40	.80
UTILITIES	6	2.02	2.14	1.71	2.25	2.02	2.14	1.71	2.25
RDS/GRNDS/SEC	6	.39	.38	.31	.49	.39	.38	.31	.49
ADMINISTRATIVE	6	1.14	1.16	1.01	1.23	1.14	1.16	1.01	1.23
TOTAL OPER EXP	6	5.04	5.09	4.87	5.48	5.04	5.09	4.87	5.48
FIXED EXPENSES	6	1.00	.95	.72	1.19	1.00	.95	.72	1.19
TOTAL OPER + FIX	6	6.04	6.28	6.07	6.37	6.04	6.28	6.07	6.37
LEASING EXP	6	2.55	2.81	1.23	3.61				
TOTAL PAYROLL	6	.53	.47	.40	.58				
TOTAL CONTRACT	6	1.32	1.18	1.00	1.62				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6629	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	301	5
AVG % OFFICE OCCUPANCY	82.8	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.54	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.77	6
PAYROLL	.08	2
CONTRACT	.64	6
SUP/MAT/MISC	.10	5
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	.73	6
PAYROLL	.26	4
ELEVATOR	.14	6
HVAC	.22	6
ELECTRICAL	.03	5
STRUCT/ROOF	.01	3
PLUMBING	.01	6
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.16	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.02	6
ELECTRICAL	1.88	6
GAS	.12	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	5
RDS/GNDS/SEC TOTAL	.39	6
RDS/GNDS TOTAL	.12	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	6
RDS/GNDS OTHER	.03	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	6
SEC PAYROLL		
SEC CONTRACTS	.27	6
SEC OTHER	.01	2
ADMIN TOTAL	1.14	6
PAYROLL	.35	6
MGMT FEES	.36	6
PROF FEES	.04	6
GEN OFC EXP	.17	4
OTHER ADM EXP	.42	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.00	6
REAL ESTATE TAX	.81	6
BUILDING INS	.14	5
PERS PROP TAX		
OTHER TAX	.17	2
LEASING EXPENSES	2.55	6
ADV/PROMOTION	.18	5
COMMISSIONS		
PROF FEES	.45	6
TENANT ALTS	1.93	6
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.53	6
CLEANING	.08	2
REPAIR/MAINT	.26	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.35	6
TOTAL CONTRACTS	1.32	6
CLEANING	.64	6
REPAIR/MAINT	.80	2
RDS/GROUNDS	.11	6
SECURITY	.27	6
ADMINISTRATIVE	.39	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Anchorage, AK

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	735,334 SQ. FT.				723,335 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					19.28	15.37		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	18.96	15.22						
NET PARKING INC									
MISCELLANEOUS	2	.02	.02						
TOTAL INCOME	3	18.98	15.22						
EXPENSE									
CLEANING	4	1.19	1.21	1.16	1.40	1.21	1.32	1.21	1.46
REPAIR-MAINT	4	1.63	.79	.46	1.43	1.66	.79	.48	1.43
UTILITIES	4	2.27	2.44	2.27	2.59	2.31	2.51	2.27	2.84
RDS/GRNDS/SEC	3	.28	.38			.28	.38		
ADMINISTRATIVE	4	.31	.98	.47	1.26	.31	.98	.47	1.41
TOTAL OPER EXP	4	5.66	5.72	5.47	6.22	5.75	6.18	5.72	6.52
FIXED EXPENSES	3	1.90	1.49			2.04	1.79		
TOTAL OPER + FIX	3	7.86	7.37			8.44	8.27		
LEASING EXP	3	1.63	1.82						
TOTAL PAYROLL	4	1.01	.74	.45	.96				
TOTAL CONTRACT	4	1.27	1.42	1.07	1.75				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	47644	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	398	3
AVG % OFFICE OCCUPANCY	92.2	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	20.15	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.88	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.19	4
PAYROLL		
CONTRACT	1.05	4
SUP/MAT/MISC	.08	4
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	1.63	4
PAYROLL	1.04	2
ELEVATOR	.26	4
HVAC	.09	3
ELECTRICAL	.08	3
STRUCT/ROOF	.03	3
PLUMBING	.05	3
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.25	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.27	4
ELECTRICAL	1.90	4
GAS	.30	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	.28	3
RDS/GNDS TOTAL	.22	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.39	2
SEC PAYROLL		
SEC CONTRACTS	.39	2
SEC OTHER		
ADMIN TOTAL	.31	4
PAYROLL	.50	3
MGMT FEES		
PROF FEES	.06	4
GEN OFC EXP	.01	3
OTHER ADM EXP	.04	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.90	3
REAL ESTATE TAX	1.35	3
BUILDING INS	.55	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.63	3
ADV/PROMOTION	.04	3
COMMISSIONS	.13	2
PROF FEES		
TENANT ALTS	1.44	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.01	4
CLEANING		
REPAIR/MAINT	1.04	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.50	3
TOTAL CONTRACTS	1.27	4
CLEANING	1.05	4
REPAIR/MAINT	.12	2
RDS/GROUNDS	.16	3
SECURITY	.36	2
ADMINISTRATIVE	.13	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Atlanta, GA

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	23 BLDS	7,411,212 SQ. FT.				7,052,050 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	20					13.14	13.37	10.71	14.89
RETAIL AREA	11	14.86	14.99	8.62	17.33				
OTHER AREA	2	3.70	3.27						
TOTAL RENT	21	13.67	13.22	10.65	15.64				
NET PARKING INC	14	.78	.41	.25	1.32				
MISCELLANEOUS	14	.25	.16	.01	.39				
TOTAL INCOME	21	14.50	13.65	11.05	16.49				
EXPENSE									
CLEANING	23	.84	.84	.65	.94	.87	.88	.65	.99
REPAIR-MAINT	23	.83	.84	.63	.91	.86	.84	.64	.96
UTILITIES	23	1.65	1.70	1.52	1.94	1.70	1.75	1.55	2.01
RDS/GRNDS/SEC	22	.56	.55	.43	.69	.59	.60	.44	.70
ADMINISTRATIVE	23	1.13	1.14	.61	1.47	1.19	1.14	.62	1.57
TOTAL OPER EXP	23	5.01	4.99	4.50	5.66	5.26	5.20	4.50	6.01
FIXED EXPENSES	21	1.94	1.87	1.49	2.14	2.04	1.89	1.58	2.25
TOTAL OPER + FIX	21	6.95	6.70	6.07	7.46	7.32	7.15	6.17	8.32
LEASING EXP	16	1.69	.89	.19	2.90				
TOTAL PAYROLL	22	.94	.77	.47	1.28				
TOTAL CONTRACT	21	1.00	.97	.84	1.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11106	17
AVG SQFT/RETAIL TENANT	2028	12
AVG SQFT/OFFICE WORKER	317	16
AVG % OFFICE OCCUPANCY	84.7	23
AVG % RETAIL OCCUPANCY	76.6	12
AVG $ RATE YR-END RENT	19.66	12
AVG NET PRKNG INC/STALL	536.93	13
RENTABLE/GROSS SQFT	.95	17

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.83	21
PAYROLL		
CONTRACT	.69	21
SUP/MAT/MISC	.09	16
TRASH REMOVAL	.05	21
REPR/MAINT TOTAL	.83	22
PAYROLL	.31	16
ELEVATOR	.18	22
HVAC	.09	22
ELECTRICAL	.05	16
STRUCT/ROOF	.04	11
PLUMBING	.03	15
FIRE/LIFE SFTY	.02	11
OTHER MAINT/SUP	.21	21

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.83	19
ELECTRICAL	1.41	19
GAS	.21	8
FUEL OIL	.01	6
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	19
RDS/GNDS/SEC TOTAL	.55	22
RDS/GNDS TOTAL	.08	19
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	16
RDS/GNDS OTHER	.05	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.49	22
SEC PAYROLL	.45	10
SEC CONTRACTS	.23	21
SEC OTHER	.03	11
ADMIN TOTAL	1.13	23
PAYROLL	.44	22
MGMT FEES	.50	18
PROF FEES	.10	16
GEN OFC EXP	.15	18
OTHER ADM EXP	.09	15

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.94	21
REAL ESTATE TAX	1.79	21
BUILDING INS	.13	21
PERS PROP TAX	.02	4
OTHER TAX	.04	8
LEASING EXPENSES	1.69	16
ADV/PROMOTION	.12	14
COMMISSIONS	.04	8
PROF FEES	.38	13
TENANT ALTS	1.77	9
BUY-OUTS		
OTHER LEASING	.02	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.94	22
CLEANING		
REPAIR/MAINT	.31	16
RDS/GROUNDS		
SECURITY	.45	10
ADMINISTRATIVE	.44	22
TOTAL CONTRACTS	1.00	21
CLEANING	.69	21
REPAIR/MAINT	.21	4
RDS/GROUNDS	.06	16
SECURITY	.23	21
ADMINISTRATIVE	.55	20

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	759,779 SQ. FT.				747,717 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					13.10	12.50	10.18	15.79
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	13.13	12.50	10.19	15.82				
NET PARKING INC									
MISCELLANEOUS	2	.24	.22						
TOTAL INCOME	5	13.26	12.50	10.21	16.25				
EXPENSE									
CLEANING	5	.87	.72	.62	1.10	.87	.72	.62	1.10
REPAIR-MAINT	5	.56	.52	.44	.86	.57	.57	.44	.67
UTILITIES	5	1.97	1.90	1.56	2.20	1.97	1.90	1.66	2.20
RDS/GRNDS/SEC	5	.45	.47	.22	.65	.45	.47	.24	.65
ADMINISTRATIVE	5	.85	1.06	.29	1.49	.87	1.06	.29	1.59
TOTAL OPER EXP	5	4.69	4.52	4.37	5.05	4.77	4.52	4.37	5.32
FIXED EXPENSES	4	1.47	1.48	1.24	1.61	1.50	1.56	1.31	1.61
TOTAL OPER + FIX	4	6.23	6.27	5.75	6.54	6.36	6.43	5.75	6.88
LEASING EXP	2	.55	.55						
TOTAL PAYROLL	5	.43	.47	.37	.65				
TOTAL CONTRACT	5	1.17	1.11	.86	1.46				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	327	3
AVG % OFFICE OCCUPANCY	95.2	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.94	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.87	5
PAYROLL		
CONTRACT	.69	5
SUP/MAT/MISC	.16	3
TRASH REMOVAL	.07	5
REPR/MAINT TOTAL	.56	5
PAYROLL	.28	2
ELEVATOR	.11	5
HVAC	.11	5
ELECTRICAL	.04	3
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.17	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.08	3
ELECTRICAL	1.77	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.15	3
RDS/GNDS/SEC TOTAL	.45	5
RDS/GNDS TOTAL	.12	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	5
SEC PAYROLL		
SEC CONTRACTS	.34	5
SEC OTHER		
ADMIN TOTAL	.85	5
PAYROLL	.36	5
MGMT FEES	.60	3
PROF FEES	.14	2
GEN OFC EXP	.08	3
OTHER ADM EXP	.18	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.47	4
REAL ESTATE TAX	1.37	4
BUILDING INS	.10	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.55	2
ADV/PROMOTION	.22	2
COMMISSIONS	.11	2
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.40	5
CLEANING		
REPAIR/MAINT	.28	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.36	5
TOTAL CONTRACTS	1.17	5
CLEANING	.69	5
REPAIR/MAINT		
RDS/GROUNDS	.12	4
SECURITY	.34	5
ADMINISTRATIVE	.67	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Atlanta, GA

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	14 BLDS	5,816,547 SQ. FT.				5,509,001 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	12					13.10	13.42	9.58	15.49
RETAIL AREA	10	14.98	13.37	7.86	17.66				
OTHER AREA									
TOTAL RENT	13	13.74	13.22	9.61	16.33				
NET PARKING INC	12	.80	.41	.28	1.40				
MISCELLANEOUS	10	.27	.24	.06	.40				
TOTAL INCOME	13	14.69	14.81	10.65	16.62				
EXPENSE									
CLEANING	14	.84	.89	.68	.95	.88	.92	.73	1.02
REPAIR-MAINT	14	.84	.88	.70	.94	.89	.94	.71	1.07
UTILITIES	14	1.66	1.58	1.38	1.91	1.71	1.68	1.39	2.05
RDS/GRNDS/SEC	14	.56	.56	.45	.65	.59	.62	.49	.69
ADMINISTRATIVE	14	1.15	1.31	.77	1.48	1.21	1.41	.79	1.61
TOTAL OPER EXP	14	5.05	5.35	4.66	5.74	5.34	5.65	5.02	6.23
FIXED EXPENSES	14	1.98	2.02	1.71	2.21	2.09	2.20	1.76	2.35
TOTAL OPER+FIX	14	7.04	7.39	6.07	7.98	7.43	7.59	6.22	8.69
LEASING EXP	12	1.75	1.39	.19	3.24				
TOTAL PAYROLL	14	.99	1.23	.53	1.30				
TOTAL CONTRACT	13	.99	.97	.82	1.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12037	13
AVG SQFT/RETAIL TENANT	2000	11
AVG SQFT/OFFICE WORKER	318	11
AVG % OFFICE OCCUPANCY	82.4	14
AVG % RETAIL OCCUPANCY	76.0	11
AVG $ RATE YR-END RENT	19.19	8
AVG NET PRKNG INC/STALL	585.74	11
RENTABLE/GROSS SQFT	.95	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.83	13
PAYROLL		
CONTRACT	.70	13
SUP/MAT/MISC	.09	13
TRASH REMOVAL	.04	13
REPR/MAINT TOTAL	.84	14
PAYROLL	.31	12
ELEVATOR	.19	14
HVAC	.09	14
ELECTRICAL	.05	13
STRUCT/ROOF	.04	9
PLUMBING	.04	11
FIRE/LIFE SFTY	.02	8
OTHER MAINT/SUP	.20	13

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.66	14
ELECTRICAL	1.43	14
GAS	.22	7
FUEL OIL	.01	5
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	14
RDS/GNDS/SEC TOTAL	.55	14
RDS/GNDS TOTAL	.07	12
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	9
RDS/GNDS OTHER	.05	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.49	14
SEC PAYROLL	.43	9
SEC CONTRACTS	.23	13
SEC OTHER	.03	8
ADMIN TOTAL	1.15	14
PAYROLL	.47	14
MGMT FEES	.44	12
PROF FEES	.11	11
GEN OFC EXP	.17	12
OTHER ADM EXP	.08	12

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.98	14
REAL ESTATE TAX	1.82	14
BUILDING INS	.14	14
PERS PROP TAX	.02	3
OTHER TAX	.04	8
LEASING EXPENSES	1.75	12
ADV/PROMOTION	.11	10
COMMISSIONS	.03	4
PROF FEES	.39	10
TENANT ALTS	1.76	8
BUY-OUTS		
OTHER LEASING	.01	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.99	14
CLEANING		
REPAIR/MAINT	.31	12
RDS/GROUNDS		
SECURITY	.43	9
ADMINISTRATIVE	.47	14
TOTAL CONTRACTS	.99	13
CLEANING	.70	13
REPAIR/MAINT	.23	2
RDS/GROUNDS	.05	9
SECURITY	.23	13
ADMINISTRATIVE	.50	13

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	85 BLDS	10,994,813 SQ. FT.				10,857,888 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	79					13.11	13.31	9.55	15.61
RETAIL AREA	10	15.20	13.74	7.64	17.01				
OTHER AREA	9	5.38	5.14						
TOTAL RENT	79	13.22	13.25	9.85	15.65				
NET PARKING INC	13	1.05	.99	.44	1.73				
MISCELLANEOUS	67	.92	.13	.03	.38				
TOTAL INCOME	79	14.34	14.17	11.89	16.66				
EXPENSE									
CLEANING	85	.77	.72	.61	.82	.77	.72	.62	.82
REPAIR-MAINT	85	.81	.73	.56	.97	.81	.73	.57	.97
UTILITIES	85	1.61	1.55	1.39	1.83	1.62	1.55	1.40	1.83
RDS/GRNDS/SEC	85	.50	.47	.38	.65	.51	.48	.38	.65
ADMINISTRATIVE	85	.98	.93	.73	1.19	.99	.96	.73	1.21
TOTAL OPER EXP	85	4.67	4.48	4.10	5.14	4.73	4.51	4.12	5.14
FIXED EXPENSES	85	1.66	1.57	1.25	1.84	1.69	1.58	1.27	1.89
TOTAL OPER+FIX	85	6.34	6.09	5.46	6.77	6.42	6.18	5.50	6.86
LEASING EXP	76	2.83	1.65	.71	3.26				
TOTAL PAYROLL	83	.67	.60	.41	.70				
TOTAL CONTRACT	85	1.13	1.10	.78	1.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7183	68
AVG SQFT/RETAIL TENANT	1885	7
AVG SQFT/OFFICE WORKER	306	47
AVG % OFFICE OCCUPANCY	87.5	75
AVG % RETAIL OCCUPANCY	100.0	7
AVG $ RATE YR-END RENT	17.36	56
AVG NET PRKNG INC/STALL	280.94	7
RENTABLE/GROSS SQFT	.93	36

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.77	85
PAYROLL	.11	36
CONTRACT	.62	85
SUP/MAT/MISC	.07	68
TRASH REMOVAL	.05	75
REPR/MAINT TOTAL	.81	85
PAYROLL	.30	80
ELEVATOR	.14	77
HVAC	.11	85
ELECTRICAL	.05	82
STRUCT/ROOF	.02	41
PLUMBING	.02	79
FIRE/LIFE SFTY	.02	59
OTHER MAINT/SUP	.22	75

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.61	85
ELECTRICAL	1.47	85
GAS	.30	37
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	79
RDS/GNDS/SEC TOTAL	.50	85
RDS/GNDS TOTAL	.23	82
RDS/GNDS PAYRL	.21	5
RDS/GNDS CONTR	.15	78
RDS/GNDS OTHER	.08	60

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	77
SEC PAYROLL		
SEC CONTRACTS	.30	76
SEC OTHER	.03	16
ADMIN TOTAL	.98	85
PAYROLL	.34	81
MGMT FEES	.47	83
PROF FEES	.10	56
GEN OFC EXP	.11	75
OTHER ADM EXP	.06	64

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.66	85
REAL ESTATE TAX	1.54	85
BUILDING INS	.12	84
PERS PROP TAX	.01	46
OTHER TAX	.01	6
LEASING EXPENSES	2.83	76
ADV/PROMOTION	.12	73
COMMISSIONS	.10	39
PROF FEES	.68	73
TENANT ALTS	1.85	67
BUY-OUTS	.37	12
OTHER LEASING	.69	53

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.67	83
CLEANING	.11	36
REPAIR/MAINT	.30	80
RDS/GROUNDS	.21	5
SECURITY		
ADMINISTRATIVE	.34	81
TOTAL CONTRACTS	1.13	85
CLEANING	.62	85
REPAIR/MAINT	.25	23
RDS/GROUNDS	.15	78
SECURITY	.30	76
ADMINISTRATIVE	.52	83

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Atlanta, GA

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	575,144 SQ. FT.				575,144 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	7					12.79	13.11	9.57	16.00
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	12.79	13.11	9.57	16.00				
NET PARKING INC									
MISCELLANEOUS	4	.02	.02	.01	.03				
TOTAL INCOME	7	13.92	13.12	9.57	16.44				
EXPENSE									
CLEANING	7	.94	.66	.63	1.35	.94	.66	.63	1.35
REPAIR-MAINT	7	.79	.78	.63	1.08	.79	.78	.63	1.08
UTILITIES	7	1.78	1.79	1.65	1.84	1.78	1.79	1.65	1.84
RDS/GRNDS/SEC	7	.43	.43	.36	.57	.43	.43	.36	.57
ADMINISTRATIVE	7	1.28	1.21	.97	1.74	1.28	1.21	.97	1.74
TOTAL OPER EXP	7	5.22	5.15	5.11	5.81	5.22	5.15	5.11	5.81
FIXED EXPENSES	7	1.58	1.48	1.41	1.80	1.58	1.48	1.41	1.80
TOTAL OPER+FIX	7	6.80	6.75	6.44	7.52	6.80	6.75	6.44	7.52
LEASING EXP	7	2.90	.73	.67	2.95				
TOTAL PAYROLL	5	.75	.80	.45	1.09				
TOTAL CONTRACT	7	1.14	.87	.77	1.71				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4481	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	261	7
AVG % OFFICE OCCUPANCY	86.5	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.82	7
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.94	7
PAYROLL	.18	2
CONTRACT	.80	7
SUP/MAT/MISC	.08	4
TRASH REMOVAL	.05	7
REPR/MAINT TOTAL	.79	7
PAYROLL	.39	5
ELEVATOR	.08	7
HVAC	.11	7
ELECTRICAL	.04	4
STRUCT/ROOF	.09	2
PLUMBING		
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.30	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.78	7
ELECTRICAL	1.64	7
GAS	.04	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	7
RDS/GNDS/SEC TOTAL	.43	7
RDS/GNDS TOTAL	.24	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.23	3
RDS/GNDS OTHER	.17	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	7
SEC PAYROLL		
SEC CONTRACTS	.26	6
SEC OTHER		
ADMIN TOTAL	1.28	7
PAYROLL	.39	4
MGMT FEES	.83	7
PROF FEES	.14	4
GEN OFC EXP	.23	4
OTHER ADM EXP	.02	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.58	7
REAL ESTATE TAX	1.38	7
BUILDING INS	.18	7
PERS PROP TAX	.02	3
OTHER TAX	.01	2
LEASING EXPENSES	2.90	7
ADV/PROMOTION	.09	5
COMMISSIONS	.29	5
PROF FEES	.71	7
TENANT ALTS	2.49	5
BUY-OUTS		
OTHER LEASING	.04	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.75	5
CLEANING	.18	2
REPAIR/MAINT	.39	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.39	4
TOTAL CONTRACTS	1.14	7
CLEANING	.80	7
REPAIR/MAINT	.12	2
RDS/GROUNDS	.23	3
SECURITY	.26	6
ADMINISTRATIVE	.92	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	3,075,415 SQ. FT.				3,054,289 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	14					15.11	14.19	13.17	16.85
RETAIL AREA	2	11.06	13.26						
OTHER AREA									
TOTAL RENT	14	15.12	14.24	13.25	17.13				
NET PARKING INC	3	1.40	1.45						
MISCELLANEOUS	8	.42	.11	.05	.44				
TOTAL INCOME	14	15.64	15.75	13.42	17.27				
EXPENSE									
CLEANING	14	.72	.72	.66	.78	.72	.71	.66	.78
REPAIR-MAINT	14	.80	.77	.66	.99	.80	.77	.66	.99
UTILITIES	14	1.69	1.63	1.45	1.83	1.69	1.63	1.44	1.83
RDS/GRNDS/SEC	14	.55	.54	.41	.70	.56	.54	.44	.70
ADMINISTRATIVE	14	.84	.79	.63	1.16	.84	.81	.63	1.16
TOTAL OPER EXP	14	4.60	4.79	4.18	5.29	4.63	4.79	4.18	5.31
FIXED EXPENSES	14	1.61	1.57	1.37	1.81	1.62	1.58	1.44	1.81
TOTAL OPER+FIX	14	6.21	6.47	5.61	6.88	6.25	6.47	5.61	6.95
LEASING EXP	11	1.44	1.19	.75	2.05				
TOTAL PAYROLL	14	.53	.51	.35	.68				
TOTAL CONTRACT	14	1.18	1.11	1.01	1.47				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11397	11
AVG SQFT/RETAIL TENANT	1786	2
AVG SQFT/OFFICE WORKER	272	12
AVG % OFFICE OCCUPANCY	91.6	13
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	16.37	11
AVG NET PRKNG INC/STALL	807.11	2
RENTABLE/GROSS SQFT	.93	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.72	14
PAYROLL		
CONTRACT	.58	14
SUP/MAT/MISC	.08	14
TRASH REMOVAL	.06	13
REPR/MAINT TOTAL	.80	14
PAYROLL	.29	13
ELEVATOR	.14	14
HVAC	.11	14
ELECTRICAL	.04	14
STRUCT/ROOF	.03	5
PLUMBING	.01	11
FIRE/LIFE SFTY	.03	7
OTHER MAINT/SUP	.24	13

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.69	14
ELECTRICAL	1.62	14
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	14
RDS/GNDS/SEC TOTAL	.55	14
RDS/GNDS TOTAL	.22	13
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	12
RDS/GNDS OTHER	.05	10

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	13
SEC PAYROLL		
SEC CONTRACTS	.36	13
SEC OTHER	.02	6
ADMIN TOTAL	.84	14
PAYROLL	.25	13
MGMT FEES	.52	12
PROF FEES	.11	7
GEN OFC EXP	.09	8
OTHER ADM EXP	.07	12

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.61	14
REAL ESTATE TAX	1.49	14
BUILDING INS	.11	13
PERS PROP TAX	.04	3
OTHER TAX		
LEASING EXPENSES	1.44	11
ADV/PROMOTION	.05	10
COMMISSIONS	.03	3
PROF FEES	.70	9
TENANT ALTS	.80	9
BUY-OUTS		
OTHER LEASING	.08	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.53	14
CLEANING		
REPAIR/MAINT	.29	13
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.25	13
TOTAL CONTRACTS	1.18	14
CLEANING	.58	14
REPAIR/MAINT	.32	6
RDS/GROUNDS	.18	12
SECURITY	.36	13
ADMINISTRATIVE	.58	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Atlanta, GA

SUBURBAN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	2,889,078 SQ. FT.				2,823,820 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					13.33	14.31	10.73	15.05
RETAIL AREA	3	8.25	8.42						
OTHER AREA									
TOTAL RENT	7	13.11	13.93	10.54	14.81				
NET PARKING INC	3	.35	.22						
MISCELLANEOUS	7	1.93	.32	.25	3.29				
TOTAL INCOME	7	15.19	14.77	14.39	15.27				
EXPENSE									
CLEANING	7	.73	.71	.66	.76	.73	.72	.67	.76
REPAIR-MAINT	7	.68	.61	.57	.80	.69	.61	.58	.81
UTILITIES	7	1.27	1.38	1.14	1.40	1.27	1.38	1.14	1.40
RDS/GRNDS/SEC	7	.44	.39	.37	.47	.45	.40	.38	.47
ADMINISTRATIVE	7	1.09	1.12	1.04	1.19	1.12	1.12	1.05	1.21
TOTAL OPER EXP	7	4.21	4.25	4.01	4.35	4.31	4.28	4.16	4.37
FIXED EXPENSES	7	1.77	1.81	1.68	1.94	1.82	1.90	1.70	1.99
TOTAL OPER+FIX	7	5.99	5.88	5.82	6.05	6.13	6.05	5.88	6.18
LEASING EXP	7	4.58	3.30	2.27	5.27				
TOTAL PAYROLL	7	.59	.58	.55	.65				
TOTAL CONTRACT	7	.96	.96	.81	1.09				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7236	5
AVG SQFT/RETAIL TENANT	1627	4
AVG SQFT/OFFICE WORKER	338	5
AVG % OFFICE OCCUPANCY	87.1	5
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	19.01	5
AVG NET PRKNG INC/STALL	123.94	3
RENTABLE/GROSS SQFT	.92	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	7
PAYROLL	.12	2
CONTRACT	.58	7
SUP/MAT/MISC	.07	7
TRASH REMOVAL	.04	5
REPR/MAINT TOTAL	.68	7
PAYROLL	.24	5
ELEVATOR	.20	7
HVAC	.07	7
ELECTRICAL	.03	7
STRUCT/ROOF	.01	5
PLUMBING	.01	7
FIRE/LIFE SFTY	.01	5
OTHER MAINT/SUP	.20	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.27	7
ELECTRICAL	1.20	7
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	6
RDS/GNDS/SEC TOTAL	.44	7
RDS/GNDS TOTAL	.19	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	6
RDS/GNDS OTHER	.06	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	6
SEC PAYROLL		
SEC CONTRACTS	.28	6
SEC OTHER	.04	2
ADMIN TOTAL	1.09	7
PAYROLL	.35	7
MGMT FEES	.51	7
PROF FEES	.10	4
GEN OFC EXP	.14	6
OTHER ADM EXP	.08	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.77	7
REAL ESTATE TAX	1.65	7
BUILDING INS	.12	7
PERS PROP TAX		
OTHER TAX	.01	3
LEASING EXPENSES	4.58	7
ADV/PROMOTION	.14	7
COMMISSIONS	.09	2
PROF FEES	1.10	6
TENANT ALTS	3.30	5
BUY-OUTS		
OTHER LEASING	1.18	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.59	7
CLEANING	.12	2
REPAIR/MAINT	.24	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.35	7
TOTAL CONTRACTS	.96	7
CLEANING	.58	7
REPAIR/MAINT		
RDS/GROUNDS	.12	6
SECURITY	.28	6
ADMINISTRATIVE	.57	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Austin, TX

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	10 BLDS	792,887 SQ. FT.				784,127 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					10.15	9.89	8.64	10.66
RETAIL AREA	2	11.12	12.56						
OTHER AREA									
TOTAL RENT	10	10.14	9.89	8.64	10.66				
NET PARKING INC	4	.79	.78	.59	1.00				
MISCELLANEOUS	9	.11	.05	.01	.10				
TOTAL INCOME	10	10.83	10.12	9.01	11.60				
EXPENSE									
CLEANING	10	.71	.65	.55	.72	.71	.65	.55	.72
REPAIR-MAINT	10	1.08	.46	.36	1.24	1.08	.46	.36	1.26
UTILITIES	10	1.65	1.62	1.41	1.67	1.65	1.62	1.41	1.67
RDS/GRNDS/SEC	10	.34	.20	.16	.31	.35	.20	.16	.32
ADMINISTRATIVE	10	1.34	1.41	1.27	1.47	1.36	1.41	1.29	1.47
TOTAL OPER EXP	10	5.12	4.53	4.26	4.81	5.18	4.53	4.26	4.87
FIXED EXPENSES	10	1.48	1.21	1.10	1.70	1.50	1.21	1.10	1.74
TOTAL OPER+FIX	10	6.61	5.55	5.36	6.66	6.68	5.55	5.36	6.75
LEASING EXP	10	.54	.13	.10	.29				
TOTAL PAYROLL	10	.82	.75	.69	.87				
TOTAL CONTRACT	10	1.29	.78	.73	1.29				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4417	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	80.7	10
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	14.10	3
AVG NET PRKNG INC/STALL	378.93	3
RENTABLE/GROSS SQFT	.93	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	10
PAYROLL		
CONTRACT	.64	10
SUP/MAT/MISC	.05	3
TRASH REMOVAL	.03	5
REPR/MAINT TOTAL	1.08	10
PAYROLL	.36	3
ELEVATOR	.22	10
HVAC	.21	10
ELECTRICAL	.04	3
STRUCT/ROOF	.02	2
PLUMBING	.04	3
FIRE/LIFE SFTY	.07	3
OTHER MAINT/SUP	.32	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.73	3
ELECTRICAL	1.55	3
GAS	.06	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	3
RDS/GNDS/SEC TOTAL	.34	10
RDS/GNDS TOTAL	.09	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	9
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.28	10
SEC PAYROLL		
SEC CONTRACTS	.28	10
SEC OTHER		
ADMIN TOTAL	1.34	10
PAYROLL	.58	10
MGMT FEES	.42	9
PROF FEES	.35	3
GEN OFC EXP	.25	10
OTHER ADM EXP	.04	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.48	10
REAL ESTATE TAX	1.35	10
BUILDING INS	.12	10
PERS PROP TAX	.01	2
OTHER TAX		
LEASING EXPENSES	.54	10
ADV/PROMOTION	.07	9
COMMISSIONS	.04	7
PROF FEES	.15	3
TENANT ALTS	.48	4
BUY-OUTS		
OTHER LEASING	.08	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.82	10
CLEANING		
REPAIR/MAINT	.36	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.58	10
TOTAL CONTRACTS	1.29	10
CLEANING	.64	10
REPAIR/MAINT	.67	2
RDS/GROUNDS	.09	9
SECURITY	.28	10
ADMINISTRATIVE	.50	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Austin, TX

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	496,407 SQ. FT.				487,647 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					10.51	9.89		
RETAIL AREA	2	11.12	12.56						
OTHER AREA									
TOTAL RENT	3	10.48	9.89						
NET PARKING INC	3	.79	.78						
MISCELLANEOUS	2	.17	.22						
TOTAL INCOME	3	11.40	11.10						
EXPENSE									
CLEANING	3	.75	.67			.76	.67		
REPAIR-MAINT	3	1.49	1.62			1.51	1.67		
UTILITIES	3	1.73	1.65			1.73	1.65		
RDS/GRNDS/SEC	3	.43	.31			.44	.32		
ADMINISTRATIVE	3	1.22	1.22			1.24	1.25		
TOTAL OPER EXP	3	5.62	5.01			5.73	5.14		
FIXED EXPENSES	3	1.53	1.67			1.56	1.71		
TOTAL OPER+FIX	3	7.15	6.74			7.28	6.92		
LEASING EXP	3	.78	.13						
TOTAL PAYROLL	3	.72	.74						
TOTAL CONTRACT	3	1.58	1.51						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4417	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	78.8	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	14.10	3
AVG NET PRKNG INC/STALL	378.93	3
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.75**	**3**
PAYROLL		
CONTRACT	.65	3
SUP/MAT/MISC	.05	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	**1.49**	**3**
PAYROLL	.36	3
ELEVATOR	.29	3
HVAC	.30	3
ELECTRICAL	.04	3
STRUCT/ROOF	.02	2
PLUMBING	.04	3
FIRE/LIFE SFTY	.07	3
OTHER MAINT/SUP	.36	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.73**	**3**
ELECTRICAL	1.55	3
GAS	.06	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	3
RDS/GNDS/SEC TOTAL	**.43**	**3**
RDS/GNDS TOTAL	.05	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.41	3
SEC PAYROLL		
SEC CONTRACTS	.41	3
SEC OTHER		
ADMIN TOTAL	**1.22**	**3**
PAYROLL	.33	3
MGMT FEES	.43	2
PROF FEES	.35	3
GEN OFC EXP	.30	3
OTHER ADM EXP	.04	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.53**	**3**
REAL ESTATE TAX	1.36	3
BUILDING INS	.16	3
PERS PROP TAX	.01	2
OTHER TAX		
LEASING EXPENSES	**.78**	**3**
ADV/PROMOTION	.05	2
COMMISSIONS		
PROF FEES	.15	3
TENANT ALTS	.69	2
BUY-OUTS		
OTHER LEASING	.08	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.72**	**3**
CLEANING		
REPAIR/MAINT	.36	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.33	3
TOTAL CONTRACTS	**1.58**	**3**
CLEANING	.65	3
REPAIR/MAINT	.67	2
RDS/GROUNDS	.04	2
SECURITY	.41	3
ADMINISTRATIVE	.56	3

***TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.**

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ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	19 BLDS	1,413,335 SQ. FT.				1,410,957 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17					9.92	8.55	5.53	10.60
RETAIL AREA									
OTHER AREA									
TOTAL RENT	17	9.91	8.55	5.53	10.60				
NET PARKING INC	5	.11	.11						
MISCELLANEOUS	11	.61	.06	.02	.69				
TOTAL INCOME	17	10.68	8.69	5.53	11.28				
EXPENSE									
CLEANING	17	.75	.74	.55	.82	.75	.74	.55	.82
REPAIR-MAINT	19	.86	.68	.58	1.03	.86	.68	.58	1.03
UTILITIES	17	1.69	1.69	1.40	1.84	1.69	1.69	1.40	1.84
RDS/GRNDS/SEC	19	.33	.31	.17	.39	.33	.31	.17	.39
ADMINISTRATIVE	19	.85	.70	.52	.99	.85	.70	.52	1.00
TOTAL OPER EXP	17	4.47	4.17	3.35	4.96	4.48	4.17	3.35	4.98
FIXED EXPENSES	18	1.48	1.49	1.06	1.59	1.49	1.49	1.06	1.59
TOTAL OPER+FIX	16	5.83	5.61	4.69	6.30	5.84	5.61	4.69	6.30
LEASING EXP	16	2.01	.59	.34	1.56				
TOTAL PAYROLL	19	.62	.49	.45	.63				
TOTAL CONTRACT	19	1.01	.87	.66	1.07				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4463	19
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	265	15
AVG % OFFICE OCCUPANCY	84.1	19
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.19	16
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.94	18

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.75**	**17**
PAYROLL		
CONTRACT	.66	17
SUP/MAT/MISC	.06	15
TRASH REMOVAL	.03	16
REPR/MAINT TOTAL	**.86**	**19**
PAYROLL	.29	17
ELEVATOR	.08	17
HVAC	.23	19
ELECTRICAL	.04	19
STRUCT/ROOF	.05	15
PLUMBING	.02	19
FIRE/LIFE SFTY	.02	16
OTHER MAINT/SUP	.20	19

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.69**	**17**
ELECTRICAL	1.52	17
GAS	.08	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.16	16
RDS/GNDS/SEC TOTAL	**.33**	**19**
RDS/GNDS TOTAL	.26	19
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	18
RDS/GNDS OTHER	.11	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.08	18
SEC PAYROLL		
SEC CONTRACTS	.07	18
SEC OTHER	.02	8
ADMIN TOTAL	**.85**	**19**
PAYROLL	.38	18
MGMT FEES	.36	17
PROF FEES	.06	9
GEN OFC EXP	.11	19
OTHER ADM EXP	.03	11

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.48**	**18**
REAL ESTATE TAX	1.37	18
BUILDING INS	.13	19
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**2.01**	**16**
ADV/PROMOTION	.08	14
COMMISSIONS	.06	5
PROF FEES	.35	16
TENANT ALTS	1.70	13
BUY-OUTS		
OTHER LEASING	.14	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.62**	**19**
CLEANING		
REPAIR/MAINT	.29	17
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.38	18
TOTAL CONTRACTS	**1.01**	**19**
CLEANING	.66	17
REPAIR/MAINT	.27	9
RDS/GROUNDS	.18	18
SECURITY	.07	18
ADMINISTRATIVE	.36	18

***TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.**

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Austin, TX

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	122,927 SQ. FT.				122,927 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					5.87	5.50		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	5.87	5.50						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	5.88	5.50						
EXPENSE									
CLEANING	3	.77	.52			.77	.52		
REPAIR-MAINT	3	1.56	1.10			1.56	1.10		
UTILITIES	3	2.24	1.76			2.24	1.76		
RDS/GRNDS/SEC	3	.19	.19			.19	.19		
ADMINISTRATIVE	3	.67	.67			.67	.67		
TOTAL OPER EXP	3	5.44	4.12			5.44	4.12		
FIXED EXPENSES	2	1.08	1.14			1.08	1.14		
TOTAL OPER + FIX	2	4.74	4.60			4.74	4.60		
LEASING EXP	2	.47	.43						
TOTAL PAYROLL	3	.99	.45						
TOTAL CONTRACT	3	.94	.60						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5229	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	245	3
AVG % OFFICE OCCUPANCY	85.1	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.42	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.94	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.77	3
PAYROLL		
CONTRACT	.67	3
SUP/MAT/MISC		
TRASH REMOVAL	.08	2
REPR/MAINT TOTAL	1.56	3
PAYROLL	.56	3
ELEVATOR	.04	3
HVAC	.40	3
ELECTRICAL	.10	3
STRUCT/ROOF	.22	3
PLUMBING	.02	3
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.20	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.24	3
ELECTRICAL	2.06	3
GAS	.07	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.17	2
RDS/GNDS/SEC TOTAL	.19	3
RDS/GNDS TOTAL	.09	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.13	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.12	2
SEC PAYROLL		
SEC CONTRACTS	.07	2
SEC OTHER		
ADMIN TOTAL	.67	3
PAYROLL	.50	2
MGMT FEES	.23	2
PROF FEES		
GEN OFC EXP	.04	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.08	2
REAL ESTATE TAX	.91	2
BUILDING INS	.33	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.47	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.32	2
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.99	3
CLEANING		
REPAIR/MAINT	.56	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.50	2
TOTAL CONTRACTS	.94	3
CLEANING	.67	3
REPAIR/MAINT		
RDS/GROUNDS	.13	2
SECURITY	.07	2
ADMINISTRATIVE	.36	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	277,290 SQ. FT.				277,290 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					8.27	9.00	6.06	10.60
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	8.27	9.00	6.06	10.60				
NET PARKING INC									
MISCELLANEOUS	3	.02	.02						
TOTAL INCOME	4	8.29	9.03	6.07	10.62				
EXPENSE									
CLEANING	4	.60	.62	.48	.72	.60	.62	.48	.72
REPAIR-MAINT	4	.65	.67	.54	.80	.65	.67	.54	.80
UTILITIES	4	1.66	1.72	1.50	1.83	1.66	1.72	1.50	1.83
RDS/GRNDS/SEC	4	.44	.48	.18	.71	.44	.48	.18	.71
ADMINISTRATIVE	4	.63	.62	.57	.68	.63	.62	.57	.68
TOTAL OPER EXP	4	3.98	4.08	3.48	4.52	3.98	4.08	3.48	4.52
FIXED EXPENSES	4	1.29	1.36	1.01	1.53	1.29	1.36	1.01	1.53
TOTAL OPER + FIX	4	5.27	5.61	4.66	5.88	5.27	5.61	4.66	5.88
LEASING EXP	4	1.36	.88	.60	1.94				
TOTAL PAYROLL	4	.46	.48	.40	.52				
TOTAL CONTRACT	4	.78	.86	.58	.98				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5025	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	322	4
AVG % OFFICE OCCUPANCY	83.4	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.70	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.60	4
PAYROLL		
CONTRACT	.48	4
SUP/MAT/MISC	.08	4
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	.65	4
PAYROLL	.18	4
ELEVATOR	.06	4
HVAC	.20	4
ELECTRICAL	.03	4
STRUCT/ROOF		
PLUMBING	.03	4
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.13	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.66	4
ELECTRICAL	1.55	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	4
RDS/GNDS/SEC TOTAL	.44	4
RDS/GNDS TOTAL	.39	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.22	4
RDS/GNDS OTHER	.23	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.04	4
SEC PAYROLL		
SEC CONTRACTS	.03	4
SEC OTHER	.02	3
ADMIN TOTAL	.63	4
PAYROLL	.26	4
MGMT FEES	.24	4
PROF FEES	.04	4
GEN OFC EXP	.05	4
OTHER ADM EXP	.02	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.29	4
REAL ESTATE TAX	1.21	4
BUILDING INS	.08	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.36	4
ADV/PROMOTION	.02	3
COMMISSIONS		
PROF FEES	.34	4
TENANT ALTS	.90	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.46	4
CLEANING		
REPAIR/MAINT	.18	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.28	4
TOTAL CONTRACTS	.78	4
CLEANING	.48	4
REPAIR/MAINT		
RDS/GROUNDS	.22	4
SECURITY	.03	4
ADMINISTRATIVE	.28	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Austin, TX

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	383,449 SQ. FT.				383,440 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					12.35	12.05		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	12.35	12.05						
NET PARKING INC									
MISCELLANEOUS	2	1.08	1.20						
TOTAL INCOME	2	14.53	14.24						
EXPENSE									
CLEANING	3	.75	.74			.75	.74		
REPAIR-MAINT	3	.76	.61			.76	.61		
UTILITIES	3	1.77	1.69			1.77	1.69		
RDS/GRNDS/SEC	3	.32	.17			.32	.17		
ADMINISTRATIVE	3	.92	.92			.92	.92		
TOTAL OPER EXP	3	4.52	4.61			4.52	4.61		
FIXED EXPENSES	3	1.71	1.64			1.71	1.64		
TOTAL OPER + FIX	3	6.24	6.61			6.24	6.61		
LEASING EXP									
TOTAL PAYROLL	3	.77	.63						
TOTAL CONTRACT	3	1.03	.92						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3579	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	347	3
AVG % OFFICE OCCUPANCY	94.3	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.56	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.95	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.75	3
PAYROLL		
CONTRACT	.67	3
SUP/MAT/MISC	.05	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	.76	3
PAYROLL	.34	3
ELEVATOR	.07	3
HVAC	.14	3
ELECTRICAL	.03	3
STRUCT/ROOF	.02	2
PLUMBING	.02	3
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.12	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.77	3
ELECTRICAL	1.52	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.20	3
RDS/GNDS/SEC TOTAL	.32	3
RDS/GNDS TOTAL	.20	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	3
RDS/GNDS OTHER	.02	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.12	3
SEC PAYROLL		
SEC CONTRACTS	.12	3
SEC OTHER		
ADMIN TOTAL	.92	3
PAYROLL	.43	3
MGMT FEES	.46	2
PROF FEES		
GEN OFC EXP	.10	3
OTHER ADM EXP	.05	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.71	3
REAL ESTATE TAX	1.62	3
BUILDING INS	.09	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.77	3
CLEANING		
REPAIR/MAINT	.34	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.43	3
TOTAL CONTRACTS	1.03	3
CLEANING	.67	3
REPAIR/MAINT		
RDS/GROUNDS	.18	3
SECURITY	.12	3
ADMINISTRATIVE	.34	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Baltimore, MD

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	16 BLDS	3,808,604 SQ. FT.				3,826,543 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	14					19.47	18.64	16.51	20.98
RETAIL AREA	9	10.42	17.67	11.86	30.04				
OTHER AREA	4	2.31	3.05	2.14	5.05				
TOTAL RENT	14	19.46	18.04	16.19	21.04				
NET PARKING INC	8	1.17	.85	.70	1.18				
MISCELLANEOUS	7	.33	.13	.07	.24				
TOTAL INCOME	14	20.38	19.62	16.82	24.28				
EXPENSE									
CLEANING	16	1.27	1.12	.91	1.35	1.33	1.14	.93	1.38
REPAIR-MAINT	16	1.34	1.06	.82	1.74	1.40	1.10	.85	1.78
UTILITIES	16	2.59	2.41	2.06	2.84	2.64	2.46	2.10	2.93
RDS/GRNDS/SEC	14	.62	.52	.31	.89	.65	.52	.32	.89
ADMINISTRATIVE	15	.94	.97	.74	1.21	.99	1.01	.80	1.25
TOTAL OPER EXP	16	7.27	6.55	5.53	7.50	7.64	6.78	5.53	7.88
FIXED EXPENSES	14	3.08	3.24	2.48	3.58	3.23	3.44	2.57	3.74
TOTAL OPER + FIX	14	9.91	9.42	9.03	10.32	10.41	9.87	9.35	10.41
LEASING EXP	10	1.24	.63	.03	2.49				
TOTAL PAYROLL	15	1.63	1.13	1.03	1.99				
TOTAL CONTRACT	15	1.52	1.23	.96	1.68				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15462	12
AVG SQFT/RETAIL TENANT	2284	9
AVG SQFT/OFFICE WORKER	238	15
AVG % OFFICE OCCUPANCY	91.7	16
AVG % RETAIL OCCUPANCY	65.5	12
AVG $ RATE YR-END RENT	19.89	13
AVG NET PRKNG INC/STALL	1309.08	7
RENTABLE/GROSS SQFT	.85	13

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.27	16
PAYROLL	.33	11
CONTRACT	.94	15
SUP/MAT/MISC	.10	15
TRASH REMOVAL	.09	15
REPR/MAINT TOTAL	1.34	16
PAYROLL	.62	14
ELEVATOR	.23	16
HVAC	.25	16
ELECTRICAL	.06	13
STRUCT/ROOF	.03	9
PLUMBING	.04	14
FIRE/LIFE SFTY	.03	12
OTHER MAINT/SUP	.19	15

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.59	16
ELECTRICAL	2.33	16
GAS		
FUEL OIL		
PURCH STEAM	.37	8
PURCH CH WTR		
COAL		
WATER/SEWER	.07	16
RDS/GNDS/SEC TOTAL	.62	14
RDS/GNDS TOTAL	.14	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	7
RDS/GNDS OTHER	.01	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.53	14
SEC PAYROLL	.35	12
SEC CONTRACTS	.41	6
SEC OTHER	.03	10
ADMIN TOTAL	.94	15
PAYROLL	.35	14
MGMT FEES	.56	11
PROF FEES	.12	11
GEN OFC EXP	.07	13
OTHER ADM EXP	.04	11

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.08	14
REAL ESTATE TAX	2.88	14
BUILDING INS	.17	16
PERS PROP TAX	.48	8
OTHER TAX		
LEASING EXPENSES	1.24	10
ADV/PROMOTION	.02	7
COMMISSIONS	.09	4
PROF FEES	.21	7
TENANT ALTS	1.66	5
BUY-OUTS		
OTHER LEASING	.88	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.63	15
CLEANING	.33	11
REPAIR/MAINT	.62	14
RDS/GROUNDS		
SECURITY	.35	12
ADMINISTRATIVE	.35	14
TOTAL CONTRACTS	1.52	15
CLEANING	.94	15
REPAIR/MAINT	.43	8
RDS/GROUNDS	.12	7
SECURITY	.41	6
ADMINISTRATIVE	.54	13

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Baltimore, MD

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,961,632 SQ. FT.				1,890,238 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					18.98	18.11	16.3	22.22
RETAIL AREA	4	17.30	16.32	13.09	23.08				
OTHER AREA	2	1.92	2.69						
TOTAL RENT	9	19.58	17.60	16.10	25.72				
NET PARKING INC	4	.66	.75	.49	.85				
MISCELLANEOUS	5	.09	.11	.03	.18				
TOTAL INCOME	9	19.95	17.60	16.65	25.74				
EXPENSE									
CLEANING	9	1.08	1.05	.91	1.24	1.11	1.05	.93	1.27
REPAIR-MAINT	9	1.24	.89	.80	1.77	1.27	.89	.81	1.86
UTILITIES	9	2.31	2.18	1.91	2.84	2.37	2.28	1.94	2.93
RDS/GRNDS/SEC	9	.79	.58	.47	1.19	.82	.66	.48	1.23
ADMINISTRATIVE	8	.99	.91	.72	1.31	1.02	.96	.79	1.31
TOTAL OPER EXP	9	7.11	6.55	5.27	8.15	7.38	6.58	5.42	8.48
FIXED EXPENSES	9	2.95	3.27	2.15	3.78	3.06	3.31	2.26	3.78
TOTAL OPER + FIX	9	10.06	9.40	8.91	10.85	10.44	9.65	9.07	10.95
LEASING EXP	7	1.21	.35	.12	2.45				
TOTAL PAYROLL	9	1.71	1.15	1.04	2.28				
TOTAL CONTRACT	8	1.37	1.16	.88	1.63				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13666	7
AVG SQFT/RETAIL TENANT	2280	4
AVG SQFT/OFFICE WORKER	302	9
AVG % OFFICE OCCUPANCY	93.5	9
AVG % RETAIL OCCUPANCY	99.1	5
AVG $ RATE YR-END RENT	20.43	8
AVG NET PRKNG INC/STALL	1078.10	3
RENTABLE/GROSS SQFT	.90	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.08**	**9**
PAYROLL	.22	8
CONTRACT	.81	8
SUP/MAT/MISC	.06	9
TRASH REMOVAL	.09	8
REPR/MAINT TOTAL	**1.24**	**9**
PAYROLL	.54	9
ELEVATOR	.24	9
HVAC	.21	9
ELECTRICAL	.07	6
STRUCT/ROOF	.03	6
PLUMBING	.06	7
FIRE/LIFE SFTY	.04	6
OTHER MAINT/SUP	.14	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.31**	**9**
ELECTRICAL	2.08	9
GAS		
FUEL OIL		
PURCH STEAM	.34	4
PURCH CH WTR		
COAL		
WATER/SEWER	.08	9
RDS/GNDS/SEC TOTAL	**.79**	**9**
RDS/GNDS TOTAL	.17	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.15	5
RDS/GNDS OTHER	.02	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.67	9
SEC PAYROLL	.43	9
SEC CONTRACTS	.74	3
SEC OTHER	.02	8
ADMIN TOTAL	**.99**	**8**
PAYROLL	.31	8
MGMT FEES	.66	7
PROF FEES	.05	7
GEN OFC EXP	.05	6
OTHER ADM EXP	.02	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.95**	**9**
REAL ESTATE TAX	2.73	9
BUILDING INS	.19	9
PERS PROP TAX	.06	4
OTHER TAX		
LEASING EXPENSES	**1.21**	**7**
ADV/PROMOTION	.01	6
COMMISSIONS	.13	3
PROF FEES	.31	4
TENANT ALTS	1.54	3
BUY-OUTS		
OTHER LEASING	.88	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.71**	**9**
CLEANING	.22	8
REPAIR/MAINT	.54	9
RDS/GROUNDS		
SECURITY	.43	9
ADMINISTRATIVE	.31	8
TOTAL CONTRACTS	**1.37**	**8**
CLEANING	.81	8
REPAIR/MAINT	.38	4
RDS/GROUNDS	.15	5
SECURITY	.74	3
ADMINISTRATIVE	.61	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,554,797 SQ. FT.				1,461,305 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					20.20	20.88	19.23	21.31
RETAIL AREA	4	7.51	22.04	9.05	39.84				
OTHER AREA									
TOTAL RENT	4	19.42	19.69	18.04	21.01				
NET PARKING INC	3	1.58	1.09						
MISCELLANEOUS	2	.65	.68						
TOTAL INCOME	4	20.97	20.43	19.62	22.63				
EXPENSE									
CLEANING	4	1.24	1.28	.99	1.44	1.31	1.29	1.00	1.59
REPAIR-MAINT	4	1.24	1.17	.90	1.55	1.31	1.29	.91	1.67
UTILITIES	4	2.77	2.67	2.51	3.07	2.78	2.67	2.53	3.07
RDS/GRNDS/SEC	4	.41	.40	.27	.53	.44	.40	.28	.59
ADMINISTRATIVE	4	.89	.98	.65	1.18	.94	.98	.70	1.21
TOTAL OPER EXP	4	6.54	6.56	6.00	7.10	6.96	7.10	6.39	7.49
FIXED EXPENSES	4	3.27	3.34	3.04	3.52	3.47	3.60	3.23	3.75
TOTAL OPER + FIX	4	9.81	9.88	9.34	10.32	10.44	10.33	9.91	10.95
LEASING EXP	3	1.27	.91						
TOTAL PAYROLL	4	.91	.79	.42	1.45				
TOTAL CONTRACT	4	1.41	1.35	1.23	1.55				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19346	4
AVG SQFT/RETAIL TENANT	2230	4
AVG SQFT/OFFICE WORKER	194	4
AVG % OFFICE OCCUPANCY	88.7	4
AVG % RETAIL OCCUPANCY	42.2	4
AVG $ RATE YR-END RENT	19.40	4
AVG NET PRKNG INC/STALL	1407.91	3
RENTABLE/GROSS SQFT	.86	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.24**	**4**
PAYROLL		
CONTRACT	1.05	4
SUP/MAT/MISC	.11	3
TRASH REMOVAL	.09	4
REPR/MAINT TOTAL	**1.24**	**4**
PAYROLL	.54	3
ELEVATOR	.21	4
HVAC	.25	4
ELECTRICAL	.06	4
STRUCT/ROOF		
PLUMBING	.02	4
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.23	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.77**	**4**
ELECTRICAL	2.56	4
GAS		
FUEL OIL		
PURCH STEAM	.32	2
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	**.41**	**4**
RDS/GNDS TOTAL	.09	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	2
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	4
SEC PAYROLL	.22	3
SEC CONTRACTS	.24	3
SEC OTHER		
ADMIN TOTAL	**.89**	**4**
PAYROLL	.31	4
MGMT FEES	.41	3
PROF FEES	.21	3
GEN OFC EXP	.09	4
OTHER ADM EXP	.03	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.27**	**4**
REAL ESTATE TAX	3.09	4
BUILDING INS	.15	4
PERS PROP TAX	.05	2
OTHER TAX		
LEASING EXPENSES	**1.27**	**3**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.14	3
TENANT ALTS	1.78	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.91**	**4**
CLEANING		
REPAIR/MAINT	.54	3
RDS/GROUNDS		
SECURITY	.22	3
ADMINISTRATIVE	.31	4
TOTAL CONTRACTS	**1.41**	**4**
CLEANING	1.05	4
REPAIR/MAINT	.29	2
RDS/GROUNDS	.09	2
SECURITY	.24	3
ADMINISTRATIVE	.46	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Baltimore, MD

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	1,344,454 SQ. FT.				1,323,724 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	12					16.41	16.94	14.30	17.74
RETAIL AREA	2	21.44	21.36						
OTHER AREA									
TOTAL RENT	12	16.51	16.94	14.30	17.90				
NET PARKING INC									
MISCELLANEOUS	8	.38	.19	.06	.62				
TOTAL INCOME	12	17.23	16.94	15.17	18.44				
EXPENSE									
CLEANING	14	1.10	1.00	.81	1.13	1.11	1.00	.82	1.16
REPAIR-MAINT	14	1.09	.95	.76	1.48	1.11	.98	.76	1.57
UTILITIES	14	2.02	2.01	1.83	2.62	2.03	2.01	1.83	2.67
RDS/GRNDS/SEC	11	.35	.27	.22	.63	.35	.28	.22	.63
ADMINISTRATIVE	13	1.20	1.00	.77	1.49	1.23	1.02	.77	1.49
TOTAL OPER EXP	14	5.47	5.50	4.69	6.76	5.56	5.50	4.69	6.85
FIXED EXPENSES	12	1.32	1.33	.98	1.56	1.35	1.33	1.03	1.56
TOTAL OPER + FIX	12	7.11	6.82	6.18	8.10	7.26	6.96	6.18	8.12
LEASING EXP	12	1.81	.39	.06	1.33				
TOTAL PAYROLL	11	.76	.57	.48	1.09				
TOTAL CONTRACT	13	1.32	1.08	.87	1.29				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7472	11
AVG SQFT/RETAIL TENANT	2723	2
AVG SQFT/OFFICE WORKER	241	10
AVG % OFFICE OCCUPANCY	94.6	14
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	17.54	11
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.94	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.10**	**13**
PAYROLL	.08	4
CONTRACT	.93	13
SUP/MAT/MISC	.08	11
TRASH REMOVAL	.11	11
REPR/MAINT TOTAL	**1.09**	**14**
PAYROLL	.48	10
ELEVATOR	.12	10
HVAC	.27	11
ELECTRICAL	.16	11
STRUCT/ROOF	.03	9
PLUMBING	.01	9
FIRE/LIFE SFTY	.05	7
OTHER MAINT/SUP	.27	13

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.02**	**14**
ELECTRICAL	1.96	14
GAS	.13	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	14
RDS/GNDS/SEC TOTAL	**.35**	**11**
RDS/GNDS TOTAL	.27	10
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.27	9
RDS/GNDS OTHER	.21	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.17	6
SEC PAYROLL	.15	3
SEC CONTRACTS	.09	5
SEC OTHER	.04	5
ADMIN TOTAL	**1.20**	**13**
PAYROLL	.48	6
MGMT FEES	.76	12
PROF FEES	.11	10
GEN OFC EXP	.07	10
OTHER ADM EXP	.12	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.32**	**12**
REAL ESTATE TAX	1.18	12
BUILDING INS	.12	13
PERS PROP TAX	.03	5
OTHER TAX	.01	3
LEASING EXPENSES	**1.81**	**12**
ADV/PROMOTION	.01	10
COMMISSIONS	.04	4
PROF FEES	.45	7
TENANT ALTS	.77	6
BUY-OUTS		
OTHER LEASING	.09	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.76**	**11**
CLEANING	.08	4
REPAIR/MAINT	.48	10
RDS/GROUNDS		
SECURITY	.15	3
ADMINISTRATIVE	.48	6
TOTAL CONTRACTS	**1.32**	**13**
CLEANING	.93	13
REPAIR/MAINT	.48	6
RDS/GROUNDS	.27	9
SECURITY	.09	5
ADMINISTRATIVE	.76	13

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	325,883 SQ. FT.				325,883 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					15.90	17.00	15.13	17.09
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	15.90	17.00	15.13	17.09				
NET PARKING INC									
MISCELLANEOUS	3	.13	.08						
TOTAL INCOME	4	16.46	17.04	16.00	17.14				
EXPENSE									
CLEANING	4	1.04	1.02	.91	1.29	1.04	1.02	.91	1.29
REPAIR-MAINT	4	1.19	1.04	.83	1.41	1.19	1.04	.83	1.41
UTILITIES	4	2.44	2.52	2.07	2.93	2.44	2.52	2.07	2.93
RDS/GRNDS/SEC	3	.46	.69			.46	.69		
ADMINISTRATIVE	4	1.01	1.00	.77	1.30	1.01	1.00	.77	1.30
TOTAL OPER EXP	4	6.00	6.37	5.43	6.85	6.00	6.37	5.43	6.85
FIXED EXPENSES	3	1.36	1.33			1.36	1.33		
TOTAL OPER + FIX	3	7.27	8.10			7.27	8.10		
LEASING EXP	4	.13	.01	.01	.20				
TOTAL PAYROLL	3	.80	.70						
TOTAL CONTRACT	4	1.25	1.28	1.01	1.65				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15258	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	186	3
AVG % OFFICE OCCUPANCY	91.7	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.05	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.04**	**4**
PAYROLL	.07	2
CONTRACT	.86	4
SUP/MAT/MISC	.11	3
TRASH REMOVAL	.10	3
REPR/MAINT TOTAL	**1.19**	**4**
PAYROLL	.46	3
ELEVATOR	.11	4
HVAC	.22	3
ELECTRICAL	.32	4
STRUCT/ROOF	.01	3
PLUMBING	.01	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.25	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.44**	**4**
ELECTRICAL	2.41	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	4
RDS/GNDS/SEC TOTAL	**.46**	**3**
RDS/GNDS TOTAL	.54	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.51	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.15	3
SEC PAYROLL	.14	2
SEC CONTRACTS	.03	2
SEC OTHER	.05	3
ADMIN TOTAL	**1.01**	**4**
PAYROLL	.36	2
MGMT FEES	.64	4
PROF FEES	.16	3
GEN OFC EXP	.09	3
OTHER ADM EXP	.06	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.36**	**3**
REAL ESTATE TAX	1.26	3
BUILDING INS	.10	4
PERS PROP TAX		
OTHER TAX	.01	2
LEASING EXPENSES	**.13**	**4**
ADV/PROMOTION	.01	4
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.80**	**3**
CLEANING	.07	2
REPAIR/MAINT	.46	3
RDS/GROUNDS		
SECURITY	.14	2
ADMINISTRATIVE	.36	2
TOTAL CONTRACTS	**1.25**	**4**
CLEANING	.86	4
REPAIR/MAINT	.36	2
RDS/GROUNDS	.51	2
SECURITY	.03	2
ADMINISTRATIVE	.75	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Baltimore, MD

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	886,408 SQ. FT.				865,678 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					17.37	18.28	13.88	20.57
RETAIL AREA	2	21.44	21.38						
OTHER AREA									
TOTAL RENT	4	17.50	18.25	14.47	20.51				
NET PARKING INC									
MISCELLANEOUS	4	.45	.20	.10	.87				
TOTAL INCOME	4	18.44	18.53	14.62	22.38				
EXPENSE									
CLEANING	6	1.18	.89	.80	1.21	1.19	.89	.82	1.27
REPAIR-MAINT	6	1.10	.98	.86	1.32	1.12	.99	.86	1.49
UTILITIES	6	2.00	2.21	1.94	2.48	2.02	2.21	2.00	2.58
RDS/GRNDS/SEC	5	.33	.28	.24	.46	.33	.29	.24	.46
ADMINISTRATIVE	5	1.42	1.47	1.00	1.79	1.47	1.47	1.02	1.92
TOTAL OPER EXP	6	5.58	5.80	4.97	7.00	5.71	5.80	5.20	7.41
FIXED EXPENSES	5	1.31	1.55	.77	1.75	1.36	1.55	.83	1.79
TOTAL OPER + FIX	5	7.55	7.86	6.73	8.12	7.81	8.09	6.89	8.54
LEASING EXP	5	2.53	.62	.24	6.27				
TOTAL PAYROLL	6	.78	.54	.48	1.05				
TOTAL CONTRACT	6	1.41	.99	.92	1.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8669	5
AVG SQFT/RETAIL TENANT	2723	2
AVG SQFT/OFFICE WORKER	259	6
AVG % OFFICE OCCUPANCY	96.5	6
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	18.11	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.18**	**6**
PAYROLL	.08	2
CONTRACT	1.04	6
SUP/MAT/MISC	.04	5
TRASH REMOVAL	.11	5
REPR/MAINT TOTAL	**1.10**	**6**
PAYROLL	.47	5
ELEVATOR	.13	4
HVAC	.31	4
ELECTRICAL	.05	3
STRUCT/ROOF	.02	2
PLUMBING	.01	3
FIRE/LIFE SFTY	.05	2
OTHER MAINT/SUP	.31	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.00**	**6**
ELECTRICAL	1.94	6
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	6
RDS/GNDS/SEC TOTAL	**.33**	**5**
RDS/GNDS TOTAL	.23	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.22	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.19	3
SEC PAYROLL		
SEC CONTRACTS	.11	3
SEC OTHER	.03	2
ADMIN TOTAL	**1.42**	**5**
PAYROLL	.51	4
MGMT FEES	.90	4
PROF FEES	.10	4
GEN OFC EXP	.07	4
OTHER ADM EXP	.15	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.31**	**5**
REAL ESTATE TAX	1.16	5
BUILDING INS	.12	5
PERS PROP TAX	.04	3
OTHER TAX		
LEASING EXPENSES	**2.53**	**5**
ADV/PROMOTION	.01	3
COMMISSIONS		
PROF FEES	.22	3
TENANT ALTS	.67	3
BUY-OUTS		
OTHER LEASING	.09	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.78**	**6**
CLEANING	.08	2
REPAIR/MAINT	.47	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.51	4
TOTAL CONTRACTS	**1.41**	**6**
CLEANING	1.04	6
REPAIR/MAINT		
RDS/GROUNDS	.22	4
SECURITY	.11	3
ADMINISTRATIVE	.80	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Birmingham, AL

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	1,761,507 SQ. FT.				1,746,983 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					12.43	11.16		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	12.31	11.16						
NET PARKING INC									
MISCELLANEOUS	2	.09	.14						
TOTAL INCOME	3	12.86	11.42						
EXPENSE									
CLEANING	11	.79	.65	.55	.86	.79	.65	.55	.87
REPAIR-MAINT	10	1.31	1.41			1.32	1.45		
UTILITIES	11	1.42	1.59	1.18	2.02	1.42	1.59	1.18	2.03
RDS/GRNDS/SEC	2	.45	.75			.46	.75		
ADMINISTRATIVE	11	.37	.38	.20	.43	.37	.38	.20	.44
TOTAL OPER EXP	10	4.07	5.38			4.11	5.54		
FIXED EXPENSES	2	1.13	.88			1.16	.90		
TOTAL OPER + FIX	2	6.60	6.73			6.77	6.83		
LEASING EXP									
TOTAL PAYROLL	2	.65	.98						
TOTAL CONTRACT	3	1.49	1.68						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	37514	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	278	2
AVG % OFFICE OCCUPANCY	98.6	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.01	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.84**	**3**
PAYROLL		
CONTRACT	.71	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	**1.53**	**2**
PAYROLL	.40	2
ELEVATOR	.32	2
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.22	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.94**	**3**
ELECTRICAL		
GAS	.31	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	2
RDS/GNDS/SEC TOTAL	**.45**	**2**
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	2
SEC PAYROLL		
SEC CONTRACTS	.40	2
SEC OTHER		
ADMIN TOTAL	**.40**	**2**
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP	.09	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.13**	**2**
REAL ESTATE TAX	.87	2
BUILDING INS	.26	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.85**	**2**
CLEANING		
REPAIR/MAINT	.40	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**1.49**	**3**
CLEANING	.71	3
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.40	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Birmingham, AL

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	15 BLDS	553,803 SQ. FT.				553,803 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	15					6.30	6.25		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	15	6.30	6.25						
NET PARKING INC									
MISCELLANEOUS	14	.02	.03						
TOTAL INCOME	15	6.32	6.30						
EXPENSE									
CLEANING	15	.49	.61			.49	.61		
REPAIR-MAINT	15	.60	.61			.60	.61		
UTILITIES	15	1.38	1.37			1.38	1.37		
RDS/GRNDS/SEC	15	.30	.29			.30	.29		
ADMINISTRATIVE	15	.55	.30			.55	.30		
TOTAL OPER EXP	15	3.32	3.30			3.32	3.30		
FIXED EXPENSES	15	.54	.77			.54	.77		
TOTAL OPER+FIX	15	3.86	4.07			3.86	4.07		
LEASING EXP	15	.85	.59						
TOTAL PAYROLL	14	.44	.48						
TOTAL CONTRACT	15	.57	.47						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3961	15
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	287	14
AVG % OFFICE OCCUPANCY	80.1	15
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.40	15
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	15

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.49	15
PAYROLL		
CONTRACT	.44	15
SUP/MAT/MISC	.08	2
TRASH REMOVAL	.07	2
REPR/MAINT TOTAL	.60	15
PAYROLL		
ELEVATOR	.03	15
HVAC	.19	15
ELECTRICAL	.03	15
STRUCT/ROOF	.02	15
PLUMBING	.05	15
FIRE/LIFE SFTY	.02	14
OTHER MAINT/SUP	.17	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.38	15
ELECTRICAL	1.33	15
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	15
RDS/GNDS/SEC TOTAL	.30	15
RDS/GNDS TOTAL	.23	15
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	15
RDS/GNDS OTHER	.03	15

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.08	14
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.55	15
PAYROLL		
MGMT FEES	.27	15
PROF FEES	.02	14
GEN OFC EXP	.08	14
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.54	15
REAL ESTATE TAX	.45	15
BUILDING INS	.24	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.85	15
ADV/PROMOTION	.06	15
COMMISSIONS		
PROF FEES	.14	14
TENANT ALTS	.65	15
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.44	14
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.57	15
CLEANING	.44	15
REPAIR/MAINT		
RDS/GROUNDS	.11	15
SECURITY		
ADMINISTRATIVE	.29	15

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Boise, ID

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	564,880 SQ. FT.				560,303 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	4					13.63	13.75	13.39	14.64
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	13.68	13.85	13.49	14.64				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	13.86	14.19	13.68	14.79				
EXPENSE									
CLEANING	5	.71	.65	.62	.98	.72	.65	.62	.98
REPAIR-MAINT	4	.81	.77	.42	1.02	.81	.78	.42	1.03
UTILITIES	5	1.03	.86	.77	1.15	1.03	.86	.77	1.15
RDS/GRNDS/SEC	5	.17	.20	.11	.31	.17	.20	.11	.31
ADMINISTRATIVE	5	.55	.38	.32	.92	.55	.38	.32	.92
TOTAL OPER EXP	4	3.31	2.99	2.66	4.06	3.34	3.03	2.66	4.10
FIXED EXPENSES	5	1.60	1.61	1.44	1.77	1.61	1.61	1.46	1.77
TOTAL OPER+FIX	4	4.91	4.64	4.38	5.55	4.95	4.69	4.43	5.55
LEASING EXP	3	1.82	1.12						
TOTAL PAYROLL	3	.38	.26						
TOTAL CONTRACT	5	.82	.94	.67	1.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7698	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	364	2
AVG % OFFICE OCCUPANCY	90.7	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.93	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.87	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	5
PAYROLL		
CONTRACT	.65	5
SUP/MAT/MISC	.04	2
TRASH REMOVAL	.04	5
REPR/MAINT TOTAL	.81	4
PAYROLL	.25	3
ELEVATOR	.16	4
HVAC	.13	4
ELECTRICAL	.04	3
STRUCT/ROOF		
PLUMBING	.09	3
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.16	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.03	5
ELECTRICAL	.85	5
GAS	.17	2
FUEL OIL		
PURCH STEAM	.02	2
PURCH CH WTR		
COAL		
WATER/SEWER	.08	5
RDS/GNDS/SEC TOTAL	.17	5
RDS/GNDS TOTAL	.06	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	3
RDS/GNDS OTHER	.05	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.11	5
SEC PAYROLL		
SEC CONTRACTS	.10	5
SEC OTHER	.01	4
ADMIN TOTAL	.55	5
PAYROLL		
MGMT FEES	.37	5
PROF FEES	.03	3
GEN OFC EXP	.03	4
OTHER ADM EXP	.05	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.60	5
REAL ESTATE TAX	1.44	5
BUILDING INS	.15	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.82	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.33	2
TENANT ALTS	1.64	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.38	3
CLEANING		
REPAIR/MAINT	.25	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.82	5
CLEANING	.65	5
REPAIR/MAINT		
RDS/GROUNDS	.06	3
SECURITY	.10	5
ADMINISTRATIVE	.39	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Boise, ID

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLD'S	164,441 SQ. FT.				164,441 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					13.27	12.79		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	13.27	12.79						
NET PARKING INC									
MISCELLANEOUS	2	.21	.17						
TOTAL INCOME	4	13.58	12.79						
EXPENSE									
CLEANING	4	.74	.72			.74	.72		
REPAIR-MAINT	4	.52	.39			.52	.39		
UTILITIES	4	1.23	1.19			1.23	1.19		
RDS/GRNDS/SEC	4	.10	.06			.10	.06		
ADMINISTRATIVE	4	1.40	1.07			1.40	1.07		
TOTAL OPER EXP	4	3.99	4.14			3.99	4.14		
FIXED EXPENSES	4	1.54	1.48			1.54	1.48		
TOTAL OPER+FIX	4	5.53	5.55			5.53	5.55		
LEASING EXP	4	.55	.33						
TOTAL PAYROLL	2	.97	1.19						
TOTAL CONTRACT	4	.64	.70						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4003	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	320	4
AVG % OFFICE OCCUPANCY	92.5	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.45	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.88	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.74	4
PAYROLL		
CONTRACT	.58	4
SUP/MAT/MISC	.11	4
TRASH REMOVAL	.03	2
REPR/MAINT TOTAL	.52	4
PAYROLL		
ELEVATOR	.04	3
HVAC	.14	3
ELECTRICAL		
STRUCT/ROOF		
PLUMBING	.02	3
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.21	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.23	4
ELECTRICAL	.87	4
GAS	.25	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	4
RDS/GNDS/SEC TOTAL	.10	4
RDS/GNDS TOTAL	.07	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	3
RDS/GNDS OTHER	.03	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.04	3
SEC PAYROLL		
SEC CONTRACTS	.03	3
SEC OTHER		
ADMIN TOTAL	1.40	4
PAYROLL	.78	2
MGMT FEES	.70	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.12	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.54	4
REAL ESTATE TAX	1.38	4
BUILDING INS	.16	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.55	4
ADV/PROMOTION	.01	2
COMMISSIONS		
PROF FEES	.10	2
TENANT ALTS	1.04	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.97	2
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.78	2
TOTAL CONTRACTS	.64	4
CLEANING	.58	4
REPAIR/MAINT		
RDS/GROUNDS	.10	3
SECURITY	.03	3
ADMINISTRATIVE	.75	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Boston, MA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	49 BLDS	14,470,498 SQ. FT.				13,695,274 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	42					24.48	20.30	15.56	27.54
RETAIL AREA	27	21.17	21.48	14.09	29.50				
OTHER AREA	11	14.98	7.95	4.19	33.45				
TOTAL RENT	43	24.25	21.49	16.22	27.07				
NET PARKING INC	21	1.02	.95	.57	1.94				
MISCELLANEOUS	25	.71	.13	.05	.32				
TOTAL INCOME	43	25.54	21.88	17.85	27.85				
EXPENSE									
CLEANING	48	1.24	1.09	.85	1.23	1.28	1.13	.89	1.35
REPAIR-MAINT	46	1.74	1.28	.89	1.69	1.81	1.40	.97	1.79
UTILITIES	46	2.13	1.91	1.06	2.56	2.18	1.93	1.07	2.56
RDS/GRNDS/SEC	44	.55	.50	.35	.69	.57	.53	.36	.71
ADMINISTRATIVE	49	1.11	1.11	.89	1.42	1.17	1.22	.93	1.56
TOTAL OPER EXP	43	6.93	6.08	5.16	7.08	7.29	6.65	5.59	7.49
FIXED EXPENSES	46	4.62	3.96	3.07	5.01	4.85	4.25	3.39	5.06
TOTAL OPER+FIX	43	11.60	9.99	8.97	11.94	12.19	10.85	9.44	13.08
LEASING EXP	35	1.95	.92	.22	2.84				
TOTAL PAYROLL	48	1.67	.79	.42	1.16				
TOTAL CONTRACT	47	1.35	1.39	.78	1.76				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12414	34
AVG SQFT/RETAIL TENANT	3301	29
AVG SQFT/OFFICE WORKER	231	30
AVG % OFFICE OCCUPANCY	90.6	41
AVG % RETAIL OCCUPANCY	82.8	30
AVG $ RATE YR-END RENT	24.70	29
AVG NET PRKNG INC/STALL	1867.45	20
RENTABLE/GROSS SQFT	.88	38

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.24	46
PAYROLL	.74	12
CONTRACT	.90	45
SUP/MAT/MISC	.11	38
TRASH REMOVAL	.10	44
REPR/MAINT TOTAL	1.74	45
PAYROLL	.76	35
ELEVATOR	.30	44
HVAC	.24	44
ELECTRICAL	.06	41
STRUCT/ROOF	.02	15
PLUMBING	.04	37
FIRE/LIFE SFTY	.04	24
OTHER MAINT/SUP	.44	43

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.16	43
ELECTRICAL	1.54	43
GAS	.17	21
FUEL OIL	.09	15
PURCH STEAM	.64	13
PURCH CH WTR	.28	5
COAL		
WATER/SEWER	.15	40
RDS/GNDS/SEC TOTAL	.54	43
RDS/GNDS TOTAL	.12	33
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	25
RDS/GNDS OTHER	.05	16

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.45	41
SEC PAYROLL	.39	12
SEC CONTRACTS	.40	36
SEC OTHER	.02	14
ADMIN TOTAL	1.12	47
PAYROLL	.38	41
MGMT FEES	.58	45
PROF FEES	.09	36
GEN OFC EXP	.10	37
OTHER ADM EXP	.07	36

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.62	46
REAL ESTATE TAX	3.94	46
BUILDING INS	.17	44
PERS PROP TAX	.02	4
OTHER TAX	1.39	9
LEASING EXPENSES	1.95	35
ADV/PROMOTION	.07	23
COMMISSIONS	.06	18
PROF FEES	.48	24
TENANT ALTS	1.44	25
BUY-OUTS	.24	4
OTHER LEASING	.95	10

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.67	48
CLEANING	.74	12
REPAIR/MAINT	.76	35
RDS/GROUNDS		
SECURITY	.39	12
ADMINISTRATIVE	.38	41
TOTAL CONTRACTS	1.35	47
CLEANING	.90	45
REPAIR/MAINT	.31	16
RDS/GROUNDS	.11	25
SECURITY	.40	36
ADMINISTRATIVE	.64	45

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Boston, MA

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	149,899 SQ. FT.				126,451 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					18.12	19.81	14.65	24.84
RETAIL AREA	3	17.75	26.43						
OTHER AREA									
TOTAL RENT	5	19.14	21.51	15.34	25.11				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	19.56	21.51	15.34	26.95				
EXPENSE									
CLEANING	5	99	80	55	1.66	1.15	87	66	1.79
REPAIR-MAINT	5	1.22	1.28	83	1.66	1.42	1.45	96	1.81
UTILITIES	4	85	81	69	1.05	96	95	77	1.13
RDS/GRNDS/SEC	5	42	18	15	68	50	19	18	82
ADMINISTRATIVE	5	1.11	1.15	73	1.72	1.32	1.25	80	2.03
TOTAL OPER EXP	4	5.11	5.23	4.45	5.70	5.87	5.97	4.97	6.37
FIXED EXPENSES	5	2.66	3.08	[illegible]	3.23	3.15	3.13	2.54	3.76
TOTAL OPER + FIX	4	8.22	8.22	[illegible]	8.92	9.44	9.05	8.16	10.02
LEASING EXP	5	3.55	2.58	1.02	5.07				
TOTAL PAYROLL	5	58	51	33	84				
TOTAL CONTRACT	5	1.40	1.33	1.01	2.04				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3089	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	96.6	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	22.07	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	99	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.99**	**5**
PAYROLL		
CONTRACT	80	5
SUP/MAT/MISC	09	3
TRASH REMOVAL	15	4
REPR/MAINT TOTAL	**1.22**	**5**
PAYROLL	42	5
ELEVATOR	23	5
HVAC	30	5
ELECTRICAL	07	5
STRUCT/ROOF		
PLUMBING	07	5
FIRE/LIFE SFTY	04	4
OTHER MAINT/SUP	13	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**.85**	**4**
ELECTRICAL	53	4
GAS	09	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	22	4
RDS/GNDS/SEC TOTAL	**.42**	**5**
RDS/GNDS TOTAL	07	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	07	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	51	4
SEC PAYROLL		
SEC CONTRACTS	51	4
SEC OTHER		
ADMIN TOTAL	**1.11**	**5**
PAYROLL	22	3
MGMT FEES	81	5
PROF FEES	11	4
GEN OFC EXP	05	5
OTHER ADM EXP	03	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.66**	**5**
REAL ESTATE TAX	2.41	5
BUILDING INS	25	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**3.55**	**5**
ADV/PROMOTION	02	3
COMMISSIONS		
PROF FEES	1.07	3
TENANT ALTS	2.49	5
BUY-OUTS		
OTHER LEASING	19	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.58**	**5**
CLEANING		
REPAIR/MAINT	42	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	22	3
TOTAL CONTRACTS	**1.40**	**5**
CLEANING	80	5
REPAIR/MAINT	71	2
RDS/GROUNDS	07	4
SECURITY	51	4
ADMINISTRATIVE	91	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	372,529 SQ. FT.				317,637 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					20.21	20.30	11.72	28.15
RETAIL AREA	4	27.58	27.34	22.93	35.86				
OTHER AREA									
TOTAL RENT	5	21.53	21.48	13.18	28.21				
NET PARKING INC									
MISCELLANEOUS	3	23	28						
TOTAL INCOME	5	25.24	21.76	13.18	35.88				
EXPENSE									
CLEANING	5	89	99	61	1.10	1.04	1.12	70	1.40
REPAIR-MAINT	5	1.05	1.04	73	1.41	1.24	1.36	83	1.63
UTILITIES	5	2.39	3.13	98	3.29	2.81	3.93	1.01	4.18
RDS/GRNDS/SEC	5	48	24	04	91	56	24	05	1.17
ADMINISTRATIVE	5	1.19	1.04	87	1.57	1.39	1.30	90	1.99
TOTAL OPER EXP	5	6.00	6.39	3.94	7.58	7.03	7.98	4.13	9.71
FIXED EXPENSES	5	3.54	3.65	2.11	4.76	4.15	4.39	2.50	5.81
TOTAL OPER + FIX	5	9.54	9.46	6.76	11.92	11.18	11.82	7.12	15.29
LEASING EXP	3	2.63	16						
TOTAL PAYROLL	5	40	43	17	58				
TOTAL CONTRACT	5	1.22	75	55	2.01				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3894	4
AVG SQFT/RETAIL TENANT	4413	4
AVG SQFT/OFFICE WORKER	212	3
AVG % OFFICE OCCUPANCY	87.5	5
AVG % RETAIL OCCUPANCY	96.5	4
AVG $ RATE YR-END RENT	24.27	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	90	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.89**	**5**
PAYROLL		
CONTRACT	59	5
SUP/MAT/MISC	11	4
TRASH REMOVAL	21	5
REPR/MAINT TOTAL	**1.05**	**5**
PAYROLL	36	3
ELEVATOR	24	5
HVAC	23	5
ELECTRICAL	04	4
STRUCT/ROOF		
PLUMBING	03	3
FIRE/LIFE SFTY	04	2
OTHER MAINT/SUP	28	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.71**	**4**
ELECTRICAL	2.16	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	09	4
RDS/GNDS/SEC TOTAL	**.48**	**5**
RDS/GNDS TOTAL	07	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	02	2
RDS/GNDS OTHER	08	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	55	4
SEC PAYROLL		
SEC CONTRACTS	55	4
SEC OTHER		
ADMIN TOTAL	**1.19**	**5**
PAYROLL	30	3
MGMT FEES	80	5
PROF FEES	16	2
GEN OFC EXP	10	4
OTHER ADM EXP	08	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.54**	**5**
REAL ESTATE TAX	3.34	5
BUILDING INS	33	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**2.63**	**3**
ADV/PROMOTION	01	2
COMMISSIONS	16	2
PROF FEES		
TENANT ALTS	3.33	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.40**	**5**
CLEANING		
REPAIR/MAINT	36	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	30	3
TOTAL CONTRACTS	**1.22**	**5**
CLEANING	59	5
REPAIR/MAINT	45	2
RDS/GROUNDS	02	2
SECURITY	55	4
ADMINISTRATIVE	86	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Boston, MA

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	16 BLDS	2,985,841 SQ. FT.				2,739,374 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	14					18.68	18.13	15.02	22.25
RETAIL AREA	8	28.53	28.19	21.09	33.12				
OTHER AREA	3	6.66	11.13						
TOTAL RENT	14	18.86	18.36	15.22	22.36				
NET PARKING INC	6	1.64	1.41	.71	2.09				
MISCELLANEOUS	7	.85	.13	.05	.13				
TOTAL INCOME	14	20.03	19.64	15.31	22.50				
EXPENSE									
CLEANING	15	.96	.97	.77	1.11	1.04	1.07	.81	1.17
REPAIR-MAINT	16	1.16	1.01	.72	1.45	1.23	1.08	.72	1.58
UTILITIES	14	1.50	1.56	1.08	1.94	1.56	1.56	1.08	1.96
RDS/GRNDS/SEC	15	.57	.56	.48	.69	.60	.60	.50	.78
ADMINISTRATIVE	16	1.36	1.30	.98	1.68	1.48	1.39	1.09	1.73
TOTAL OPER EXP	14	5.74	5.41	4.92	6.88	6.34	6.18	5.25	6.91
FIXED EXPENSES	16	3.60	3.91	2.86	4.22	3.92	4.12	3.19	4.51
TOTAL OPER + FIX	14	9.38	9.58	8.50	10.60	10.34	9.75	9.31	10.97
LEASING EXP	10	2.44	.50	.27	2.59				
TOTAL PAYROLL	15	1.01	.80	.48	1.16				
TOTAL CONTRACT	14	1.17	1.07	.82	1.50				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6728	13
AVG SQFT/RETAIL TENANT	2618	9
AVG SQFT/OFFICE WORKER	213	11
AVG % OFFICE OCCUPANCY	86.4	15
AVG % RETAIL OCCUPANCY	90.0	9
AVG $ RATE YR-END RENT	23.02	11
AVG NET PRKNG INC/STALL	1798.53	6
RENTABLE/GROSS SQFT	.92	13

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.96**	**13**
PAYROLL	.11	4
CONTRACT	.74	13
SUP/MAT/MISC	.11	10
TRASH REMOVAL	.10	12
REPR/MAINT TOTAL	**1.13**	**15**
PAYROLL	.47	9
ELEVATOR	.21	14
HVAC	.23	15
ELECTRICAL	.07	13
STRUCT/ROOF	.02	7
PLUMBING	.06	10
FIRE/LIFE SFTY	.05	7
OTHER MAINT/SUP	.27	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.57**	**12**
ELECTRICAL	1.09	12
GAS	.09	5
FUEL OIL	.16	4
PURCH STEAM	.53	5
PURCH CH WTR		
COAL		
WATER/SEWER	.10	12
RDS/GNDS/SEC TOTAL	**.56**	**14**
RDS/GNDS TOTAL	.14	11
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.13	9
RDS/GNDS OTHER	.08	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.44	14
SEC PAYROLL	.44	5
SEC CONTRACTS	.34	11
SEC OTHER	.05	5
ADMIN TOTAL	**1.51**	**14**
PAYROLL	.60	14
MGMT FEES	.70	13
PROF FEES	.12	9
GEN OFC EXP	.14	12
OTHER ADM EXP	.05	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.60**	**16**
REAL ESTATE TAX	3.38	16
BUILDING INS	.21	16
PERS PROP TAX	.04	3
OTHER TAX		
LEASING EXPENSES	**2.44**	**10**
ADV/PROMOTION	.26	7
COMMISSIONS	.19	7
PROF FEES	.43	7
TENANT ALTS	2.69	6
BUY-OUTS		
OTHER LEASING	.13	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.01**	**15**
CLEANING	.11	4
REPAIR/MAINT	.47	9
RDS/GROUNDS		
SECURITY	.44	5
ADMINISTRATIVE	.60	14
TOTAL CONTRACTS	**1.17**	**14**
CLEANING	.74	13
REPAIR/MAINT	.42	4
RDS/GROUNDS	.13	9
SECURITY	.34	11
ADMINISTRATIVE	.80	13

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	2,892,382 SQ. FT.				2,810,707 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					28.41	29.31	27.25	35.65
RETAIL AREA	4	11.58	10.74	5.29	16.19				
OTHER AREA									
TOTAL RENT	6	27.92	28.83	26.70	35.09				
NET PARKING INC	5	1.61	1.36	.80	2.44				
MISCELLANEOUS	6	.21	.12	.05	.24				
TOTAL INCOME	6	29.39	30.31	27.48	37.01				
EXPENSE									
CLEANING	7	1.17	1.13	1.11	1.18	1.19	1.17	1.12	1.23
REPAIR-MAINT	7	1.53	1.40	1.05	1.67	1.57	1.41	1.10	1.68
UTILITIES	7	1.73	1.62	1.08	2.28	1.77	1.62	1.11	2.31
RDS/GRNDS/SEC	7	.64	.59	.41	.92	.66	.60	.41	.94
ADMINISTRATIVE	7	1.26	1.33	1.11	1.50	1.30	1.37	1.14	1.58
TOTAL OPER EXP	7	6.34	6.06	5.77	6.97	6.52	6.31	5.88	7.33
FIXED EXPENSES	7	4.90	5.24	4.14	5.37	5.04	5.39	4.27	5.67
TOTAL OPER + FIX	7	11.24	10.96	9.77	12.30	11.56	11.40	10.07	12.93
LEASING EXP	6	3.36	2.25	.37	4.62				
TOTAL PAYROLL	7	.74	.90	.40	.98				
TOTAL CONTRACT	7	1.86	1.70	1.46	1.88				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11984	5
AVG SQFT/RETAIL TENANT	1387	5
AVG SQFT/OFFICE WORKER	221	5
AVG % OFFICE OCCUPANCY	91.4	7
AVG % RETAIL OCCUPANCY	55.2	6
AVG $ RATE YR-END RENT	23.47	4
AVG NET PRKNG INC/STALL	1899.83	5
RENTABLE/GROSS SQFT	.83	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.17**	**7**
PAYROLL	.12	2
CONTRACT	.93	7
SUP/MAT/MISC	.10	6
TRASH REMOVAL	.10	7
REPR/MAINT TOTAL	**1.53**	**7**
PAYROLL	.45	5
ELEVATOR	.31	7
HVAC	.29	7
ELECTRICAL	.06	7
STRUCT/ROOF	.03	3
PLUMBING	.02	7
FIRE/LIFE SFTY	.04	4
OTHER MAINT/SUP	.47	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.73**	**7**
ELECTRICAL	1.49	7
GAS	.05	3
FUEL OIL		
PURCH STEAM	.32	2
PURCH CH WTR		
COAL		
WATER/SEWER	.09	6
RDS/GNDS/SEC TOTAL	**.64**	**7**
RDS/GNDS TOTAL	.21	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.25	4
RDS/GNDS OTHER	.07	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.45	7
SEC PAYROLL	.21	2
SEC CONTRACTS	.37	7
SEC OTHER	.02	4
ADMIN TOTAL	**1.24**	**7**
PAYROLL	.28	7
MGMT FEES	.77	7
PROF FEES	.08	6
GEN OFC EXP	.08	7
OTHER ADM EXP	.07	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.90**	**7**
REAL ESTATE TAX	4.06	7
BUILDING INS	.16	7
PERS PROP TAX		
OTHER TAX	.91	5
LEASING EXPENSES	**3.36**	**6**
ADV/PROMOTION	.07	6
COMMISSIONS	.04	4
PROF FEES	.82	4
TENANT ALTS	2.18	6
BUY-OUTS		
OTHER LEASING	1.79	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.74**	**7**
CLEANING	.12	2
REPAIR/MAINT	.45	5
RDS/GROUNDS		
SECURITY	.21	2
ADMINISTRATIVE	.28	7
TOTAL CONTRACTS	**1.86**	**7**
CLEANING	.93	7
REPAIR/MAINT	.40	3
RDS/GROUNDS	.25	4
SECURITY	.37	7
ADMINISTRATIVE	.83	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Boston, MA

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	6,426,586 SQ. FT.				6,226,386 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	7					26.47	26.88	20.53	32.32
RETAIL AREA	3	14.54	14.67						
OTHER AREA	2	4.56	4.59						
TOTAL RENT	7	26.13	25.82	20.27	31.59				
NET PARKING INC	6	.68	.43	.08	.74				
MISCELLANEOUS	6	.82	.47	.11	.89				
TOTAL INCOME	7	27.46	26.79	21.07	33.10				
EXPENSE									
CLEANING	7	1.34	1.23	1.19	1.35	1.38	1.25	1.23	1.41
REPAIR-MAINT	7	2.15	1.72	1.45	2.38	2.20	1.72	1.51	2.40
UTILITIES	7	2.51	2.46	2.20	2.82	2.56	2.54	2.29	2.83
RDS/GRNDS/SEC	6	.50	.50	.45	.53	.52	.52	.47	.58
ADMINISTRATIVE	7	.96	.90	.78	1.08	.99	.93	.80	1.12
TOTAL OPER EXP	7	7.89	7.00	6.71	7.32	8.14	7.37	6.90	7.69
FIXED EXPENSES	7	5.20	5.13	4.50	5.99	5.37	5.32	4.62	6.41
TOTAL OPER+FIX	7	13.09	11.98	11.37	13.73	13.51	13.20	11.66	14.50
LEASING EXP	6	1.28	1.21	.46	1.89				
TOTAL PAYROLL	7	2.33	1.37	1.01	1.94				
TOTAL CONTRACT	7	1.27	1.48	.68	1.74				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	33137	4
AVG SQFT/RETAIL TENANT	6897	4
AVG SQFT/OFFICE WORKER	229	4
AVG % OFFICE OCCUPANCY	91.4	6
AVG % RETAIL OCCUPANCY	81.4	4
AVG $ RATE YR-END RENT	28.30	3
AVG NET PRKNG INC/STALL	1911.49	5
RENTABLE/GROSS SQFT	.87	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.34**	**7**
PAYROLL	1.44	2
CONTRACT	.90	6
SUP/MAT/MISC	.12	6
TRASH REMOVAL	.10	7
REPR/MAINT TOTAL	**2.15**	**7**
PAYROLL	1.03	7
ELEVATOR	.33	7
HVAC	.21	6
ELECTRICAL	.07	6
STRUCT/ROOF	.01	3
PLUMBING	.03	6
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.49	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.51**	**7**
ELECTRICAL	1.79	7
GAS	.01	2
FUEL OIL	.04	2
PURCH STEAM	.69	5
PURCH CH WTR	.26	2
COAL		
WATER/SEWER	.17	5
RDS/GNDS/SEC TOTAL	**.50**	**6**
RDS/GNDS TOTAL	.07	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	5
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.44	6
SEC PAYROLL	.43	2
SEC CONTRACTS	.43	4
SEC OTHER	.01	4
ADMIN TOTAL	**.96**	**7**
PAYROLL	.33	7
MGMT FEES	.47	6
PROF FEES	.09	6
GEN OFC EXP	.10	6
OTHER ADM EXP	.06	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**5.20**	**7**
REAL ESTATE TAX	4.25	7
BUILDING INS	.15	7
PERS PROP TAX		
OTHER TAX	1.90	3
LEASING EXPENSES	**1.28**	**6**
ADV/PROMOTION	.03	5
COMMISSIONS	.06	4
PROF FEES	.36	4
TENANT ALTS	.80	6
BUY-OUTS	.23	2
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.33**	**7**
CLEANING	1.44	2
REPAIR/MAINT	1.03	7
RDS/GROUNDS		
SECURITY	.43	2
ADMINISTRATIVE	.33	7
TOTAL CONTRACTS	**1.27**	**7**
CLEANING	.90	6
REPAIR/MAINT	.23	3
RDS/GROUNDS	.07	5
SECURITY	.43	4
ADMINISTRATIVE	.53	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	37 BLDS	3,179,432 SQ. FT.				3,159,535 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	36					17.43	16.48	12.53	19.20
RETAIL AREA									
OTHER AREA									
TOTAL RENT	36	17.42	16.48	12.53	19.21				
NET PARKING INC	3	.56	.45						
MISCELLANEOUS	14	.20	.13	.06	.31				
TOTAL INCOME	36	17.49	16.48	13.03	19.24				
EXPENSE									
CLEANING	34	1.06	1.01	.90	1.15	1.06	1.01	.90	1.15
REPAIR-MAINT	37	1.17	1.17	.86	1.29	1.18	1.17	.86	1.29
UTILITIES	36	2.30	1.96	1.65	2.31	2.31	1.96	1.65	2.36
RDS/GRNDS/SEC	37	.53	.35	.31	.62	.53	.35	.31	.62
ADMINISTRATIVE	37	.90	.98	.74	1.18	.91	.98	.74	1.18
TOTAL OPER EXP	34	6.02	5.71	5.00	6.69	6.05	5.71	5.00	6.69
FIXED EXPENSES	37	2.38	2.16	1.72	2.46	2.39	2.16	1.72	2.46
TOTAL OPER+FIX	34	8.41	7.92	7.35	8.95	8.47	7.92	7.35	8.95
LEASING EXP	31	1.62	.65	.20	1.29				
TOTAL PAYROLL	35	.93	.96	.47	1.61				
TOTAL CONTRACT	37	1.23	1.05	.83	1.49				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10582	37
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	234	33
AVG % OFFICE OCCUPANCY	84.1	37
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.49	25
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.90	14

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.06**	**34**
PAYROLL	.86	11
CONTRACT	.63	33
SUP/MAT/MISC	.10	30
TRASH REMOVAL	.09	34
REPR/MAINT TOTAL	**1.16**	**36**
PAYROLL	.57	29
ELEVATOR	.07	34
HVAC	.22	36
ELECTRICAL	.11	35
STRUCT/ROOF	.03	14
PLUMBING	.02	33
FIRE/LIFE SFTY	.03	30
OTHER MAINT/SUP	.29	36

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.30**	**36**
ELECTRICAL	1.78	35
GAS	.23	11
FUEL OIL	.01	4
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	35
RDS/GNDS/SEC TOTAL	**.53**	**37**
RDS/GNDS TOTAL	.23	36
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	30
RDS/GNDS OTHER	.12	31

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	34
SEC PAYROLL		
SEC CONTRACTS	.25	28
SEC OTHER	.18	20
ADMIN TOTAL	**.90**	**37**
PAYROLL	.32	25
MGMT FEES	.53	35
PROF FEES	.07	29
GEN OFC EXP	.13	34
OTHER ADM EXP	.07	26

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.38**	**37**
REAL ESTATE TAX	2.12	37
BUILDING INS	.27	32
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.62**	**31**
ADV/PROMOTION	.09	26
COMMISSIONS	.05	13
PRCF FEES	.23	20
TENANT ALTS	1.33	24
BUY-OUTS	1.28	3
OTHER LEASING	.04	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.93**	**35**
CLEANING	.86	11
REPAIR/MAINT	.57	29
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.32	25
TOTAL CONTRACTS	**1.23**	**37**
CLEANING	.63	33
REPAIR/MAINT	.55	20
RDS/GROUNDS	.16	30
SECURITY	.25	28
ADMINISTRATIVE	.58	35

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Boston, MA

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	12 BLDS	393,340 SQ. FT.				393,340 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					14.82	15.96	11.40	18.01
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12	14.82	15.96	11.40	18.01				
NET PARKING INC									
MISCELLANEOUS	7	.40	.20	.07	.81				
TOTAL INCOME	12	15.04	15.99	12.06	18.20				
EXPENSE									
CLEANING	10	.97	.95	.91	1.12	.97	.95	.91	1.12
REPAIR-MAINT	12	1.10	1.18	.74	1.28	1.10	1.18	.74	1.28
UTILITIES	12	1.99	2.04	1.40	2.43	1.99	2.04	1.40	2.43
RDS/GRNDS/SEC	12	.45	.34	.31	.43	.45	.34	.31	.43
ADMINISTRATIVE	12	1.07	1.07	.93	1.32	1.07	1.07	.93	1.32
TOTAL OPER EXP	10	5.94	5.90	4.86	6.63	5.94	5.90	4.86	6.63
FIXED EXPENSES	12	2.22	2.17	1.60	2.92	2.22	2.17	1.60	2.92
TOTAL OPER + FIX	10	8.22	8.04	7.32	8.74	8.22	8.04	7.32	8.74
LEASING EXP	10	1.36	.65	.09	1.23				
TOTAL PAYROLL	11	.97	.93	.58	1.13				
TOTAL CONTRACT	12	1.06	1.08	.61	1.41				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4345	12
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	213	8
AVG % OFFICE OCCUPANCY	79.5	12
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.61	10
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.97	10
PAYROLL	.81	2
CONTRACT	.58	10
SUP/MAT/MISC	.09	9
TRASH REMOVAL	.09	10
REPR/MAINT TOTAL	1.10	12
PAYROLL	.57	9
ELEVATOR	.10	11
HVAC	.23	12
ELECTRICAL	.07	12
STRUCT/ROOF	.02	2
PLUMBING	.02	12
FIRE/LIFE SFTY	.04	10
OTHER MAINT/SUP	.19	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.98	12
ELECTRICAL	1.83	12
GAS		
FUEL OIL	.11	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	12
RDS/GNDS/SEC TOTAL	.45	12
RDS/GNDS TOTAL	.28	12
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.13	10
RDS/GNDS OTHER	.19	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	10
SEC PAYROLL		
SEC CONTRACTS	.29	6
SEC OTHER	.02	8
ADMIN TOTAL	1.07	12
PAYROLL	.38	8
MGMT FEES	.60	12
PROF FEES	.11	10
GEN OFC EXP	.10	12
OTHER ADM EXP	.02	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.22	12
REAL ESTATE TAX	2.09	12
BUILDING INS	.14	11
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.36	10
ADV/PROMOTION	.13	10
COMMISSIONS	.10	3
PROF FEES	.37	7
TENANT ALTS	1.40	6
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.97	11
CLEANING	.81	2
REPAIR/MAINT	.57	9
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.38	8
TOTAL CONTRACTS	1.06	12
CLEANING	.58	10
REPAIR/MAINT	.48	7
RDS/GROUNDS	.13	10
SECURITY	.29	6
ADMINISTRATIVE	.68	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	15 BLDS	1,142,543 SQ. FT.				1,142,543 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	15					14.70	15.04	11.41	18.66
RETAIL AREA									
OTHER AREA									
TOTAL RENT	15	14.70	15.04	11.41	18.70				
NET PARKING INC									
MISCELLANEOUS	5	.10	.07	.04	.21				
TOTAL INCOME	15	14.73	15.04	11.46	18.71				
EXPENSE									
CLEANING	14	.89	.90	.73	1.12	.89	.90	.73	1.12
REPAIR-MAINT	15	1.05	1.16	.78	1.32	1.05	1.16	.78	1.32
UTILITIES	14	1.70	1.77	1.50	1.98	1.70	1.77	1.50	1.98
RDS/GRNDS/SEC	15	.43	.33	.31	.42	.43	.33	.31	.42
ADMINISTRATIVE	15	.89	.94	.74	1.02	.89	.94	.74	1.02
TOTAL OPER EXP	14	5.04	5.31	4.51	5.93	5.04	5.31	4.51	5.93
FIXED EXPENSES	15	1.91	2.10	1.70	2.18	1.91	2.10	1.70	2.18
TOTAL OPER + FIX	14	6.96	7.50	6.15	8.12	6.96	7.50	6.15	8.12
LEASING EXP	13	2.39	.91	.02	1.63				
TOTAL PAYROLL	14	1.11	1.07	.63	1.61				
TOTAL CONTRACT	15	1.01	.95	.78	1.11				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8234	15
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	207	15
AVG % OFFICE OCCUPANCY	78.4	15
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.86	11
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.90	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.89	14
PAYROLL	.82	6
CONTRACT	.41	14
SUP/MAT/MISC	.08	12
TRASH REMOVAL	.07	14
REPR/MAINT TOTAL	1.05	15
PAYROLL	.58	14
ELEVATOR	.08	14
HVAC	.15	15
ELECTRICAL	.04	15
STRUCT/ROOF	.03	7
PLUMBING	.02	14
FIRE/LIFE SFTY	.02	13
OTHER MAINT/SUP	.20	15

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.70	14
ELECTRICAL	1.48	14
GAS	.18	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	14
RDS/GNDS/SEC TOTAL	.43	15
RDS/GNDS TOTAL	.27	14
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	13
RDS/GNDS OTHER	.12	12

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.19	14
SEC PAYROLL		
SEC CONTRACTS	.20	13
SEC OTHER	.01	7
ADMIN TOTAL	.89	15
PAYROLL	.33	8
MGMT FEES	.49	15
PROF FEES	.06	12
GEN OFC EXP	.10	15
OTHER ADM EXP	.09	14

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.91	15
REAL ESTATE TAX	1.81	15
BUILDING INS	.12	12
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.39	13
ADV/PROMOTION	.10	11
COMMISSIONS	.09	5
PROF FEES	.19	7
TENANT ALTS	1.87	11
BUY-OUTS	2.43	2
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.11	14
CLEANING	.82	6
REPAIR/MAINT	.58	14
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.33	8
TOTAL CONTRACTS	1.01	15
CLEANING	.41	14
REPAIR/MAINT	.56	8
RDS/GROUNDS	.18	13
SECURITY	.20	13
ADMINISTRATIVE	.54	15

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Boston, MA

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,485,622 SQ. FT.				1,485,622 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					19.96	18.19	16.97	21.34
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	19.96	18.19	16.97	21.34				
NET PARKING INC									
MISCELLANEOUS	2	.17	.17						
TOTAL INCOME	7	20.01	18.19	16.97	21.43				
EXPENSE									
CLEANING	8	1.17	1.14	1.03	1.30	1.17	1.14	1.03	1.30
REPAIR-MAINT	8	1.30	1.18	1.06	1.25	1.30	1.18	1.06	1.25
UTILITIES	8	2.81	2.26	1.85	2.69	2.81	2.26	1.85	2.69
RDS/GRNDS/SEC	8	.59	.36	.29	1.11	.59	.36	.29	1.11
ADMINISTRATIVE	8	.78	.80	.59	1.07	.78	.80	.59	1.07
TOTAL OPER EXP	8	6.61	6.56	5.59	7.52	6.61	6.56	5.59	7.52
FIXED EXPENSES	8	2.64	2.44	2.08	2.86	2.64	2.44	2.08	2.86
TOTAL OPER+FIX	8	9.25	8.80	8.04	9.75	9.25	8.80	8.04	9.75
LEASING EXP	6	1.00	.43	.25	.50				
TOTAL PAYROLL	6	.85	.57	.44	1.73				
TOTAL CONTRACT	8	1.38	1.14	.96	1.72				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19886	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	249	8
AVG % OFFICE OCCUPANCY	89.7	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.78	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.17	8
PAYROLL	.91	3
CONTRACT	.78	7
SUP/MAT/MISC	.11	7
TRASH REMOVAL	.09	8
REPR/MAINT TOTAL	1.32	7
PAYROLL	.60	4
ELEVATOR	.07	7
HVAC	.29	7
ELECTRICAL	.20	6
STRUCT/ROOF	.02	3
PLUMBING	.03	5
FIRE/LIFE SFTY	.03	5
OTHER MAINT/SUP	.41	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.81	8
ELECTRICAL	1.99	7
GAS	.31	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	7
RDS/GNDS/SEC TOTAL	.59	8
RDS/GNDS TOTAL	.21	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.15	7
RDS/GNDS OTHER	.11	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	8
SEC PAYROLL		
SEC CONTRACTS	.20	7
SEC OTHER	.47	3
ADMIN TOTAL	.78	8
PAYROLL	.33	7
MGMT FEES	.47	6
PROF FEES	.05	5
GEN OFC EXP	.11	5
OTHER ADM EXP	.06	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.64	8
REAL ESTATE TAX	2.27	8
BUILDING INS	.41	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.00	6
ADV/PROMOTION	.08	5
COMMISSIONS	.02	3
PROF FEES	.20	4
TENANT ALTS	.75	5
BUY-OUTS		
OTHER LEASING	.04	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.85	8
CLEANING	.91	3
REPAIR/MAINT	.60	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.33	7
TOTAL CONTRACTS	1.38	8
CLEANING	.78	7
REPAIR/MAINT	.56	5
RDS/GROUNDS	.15	7
SECURITY	.20	7
ADMINISTRATIVE	.52	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Buffalo, NY

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,970,161 SQ. FT.				1,933,766 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					12.91	15.02	10.12	17.89
RETAIL AREA	3	54.87	66.43						
OTHER AREA	2	39.67	36.91						
TOTAL RENT	9	13.05	14.18	10.71	17.92				
NET PARKING INC									
MISCELLANEOUS	2	6.01	4.15						
TOTAL INCOME	9	16.54	16.54	12.81	17.96				
EXPENSE									
CLEANING	8	1.12	1.19	.84	1.31	1.12	1.16	.84	1.29
REPAIR-MAINT	9	1.64	.96	.67	2.36	1.66	.96	.67	2.55
UTILITIES	9	2.00	1.70	1.58	2.49	2.00	1.70	1.58	2.53
RDS/GRNDS/SEC	9	.46	.39	.25	.75	.46	.39	.25	.76
ADMINISTRATIVE	8	.80	.91	.54	1.31	.81	.91	.54	1.31
TOTAL OPER EXP	8	6.01	5.74	4.60	7.84	6.13	5.76	4.60	8.67
FIXED EXPENSES	8	2.71	1.41	.78	3.38	2.73	1.41	.78	3.39
TOTAL OPER+FIX	7	8.64	6.70	6.01	10.25	8.68	6.70	6.01	10.33
LEASING EXP	3	.37	.29						
TOTAL PAYROLL	5	1.18	.69	.47	1.98				
TOTAL CONTRACT	8	1.02	.83	.44	1.54				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9310	9
AVG SQFT/RETAIL TENANT	2568	4
AVG SQFT/OFFICE WORKER	221	7
AVG % OFFICE OCCUPANCY	96.3	9
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	19.62	9
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.91	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.13	7
PAYROLL		
CONTRACT	.68	7
SUP/MAT/MISC	.10	4
TRASH REMOVAL	.09	6
REPR/MAINT TOTAL	1.64	9
PAYROLL	.74	8
ELEVATOR	.23	8
HVAC	.40	9
ELECTRICAL	.02	5
STRUCT/ROOF	.37	3
PLUMBING	.02	5
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.17	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.00	9
ELECTRICAL	1.69	9
GAS	.22	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	7
RDS/GNDS/SEC TOTAL	.51	8
RDS/GNDS TOTAL	.14	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	4
RDS/GNDS OTHER	.10	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.41	8
SEC PAYROLL	.17	6
SEC CONTRACTS	.67	3
SEC OTHER		
ADMIN TOTAL	.80	8
PAYROLL	.21	5
MGMT FEES	.49	7
PROF FEES	.10	4
GEN OFC EXP	.04	5
OTHER ADM EXP	.21	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.27	7
REAL ESTATE TAX	1.66	7
BUILDING INS	.29	8
PERS PROP TAX		
OTHER TAX	.66	3
LEASING EXPENSES	.37	3
ADV/PROMOTION	.06	3
COMMISSIONS	.18	2
PROF FEES	.13	2
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	.01	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.18	9
CLEANING		
REPAIR/MAINT	.74	8
RDS/GROUNDS		
SECURITY	.17	6
ADMINISTRATIVE	.21	5
TOTAL CONTRACTS	1.02	8
CLEANING	.68	7
REPAIR/MAINT	.08	3
RDS/GROUNDS	.08	4
SECURITY	.67	3
ADMINISTRATIVE	.49	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Buffalo, NY

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	723,315 SQ. FT.				691,865 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					16.52	16.28	15.00	17.23
RETAIL AREA	2	31.62	47.82						
OTHER AREA									
TOTAL RENT	4	16.07	15.41	13.96	17.26				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	16.09	15.41	13.96	17.30				
EXPENSE									
CLEANING	4	1.10	1.13	.74	1.33	1.14	1.13	.80	1.33
REPAIR-MAINT	4	2.41	2.36	1.04	3.20	2.51	2.55	1.23	3.20
UTILITIES	4	2.54	2.49	2.00	2.94	2.56	2.53	2.05	2.94
RDS/GRNDS/SEC	4	.62	.44	.28	.82	.65	.48	.32	.83
ADMINISTRATIVE	4	.96	.88	.40	1.70	1.00	.88	.40	1.93
TOTAL OPER EXP	4	7.63	7.84	5.54	8.91	7.98	8.67	6.35	8.94
FIXED EXPENSES	3	2.98	3.54			3.00	3.54		
TOTAL OPER + FIX	3	10.77	12.15			10.82	12.25		
LEASING EXP									
TOTAL PAYROLL	4	1.43	1.51	.84	1.98				
TOTAL CONTRACT	4	1.40	1.22	.72	1.78				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21445	4
AVG SQFT/RETAIL TENANT	4178	3
AVG SQFT/OFFICE WORKER	203	4
AVG % OFFICE OCCUPANCY	93.0	4
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	17.72	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.10	4
PAYROLL		
CONTRACT	.94	4
SUP/MAT/MISC	.12	2
TRASH REMOVAL	.11	3
REPR/MAINT TOTAL	2.41	4
PAYROLL	1.00	4
ELEVATOR	.15	4
HVAC	.88	4
ELECTRICAL		
STRUCT/ROOF	.37	2
PLUMBING		
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.19	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.54	4
ELECTRICAL	2.20	4
GAS	.28	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.14	3
RDS/GNDS/SEC TOTAL	.62	4
RDS/GNDS TOTAL	.12	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.08	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.56	4
SEC PAYROLL	.19	3
SEC CONTRACTS	.68	2
SEC OTHER		
ADMIN TOTAL	.96	4
PAYROLL	.35	3
MGMT FEES	.36	3
PROF FEES	.28	2
GEN OFC EXP	.04	2
OTHER ADM EXP	.31	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.98	3
REAL ESTATE TAX	2.11	3
BUILDING INS	.32	4
PERS PROP TAX		
OTHER TAX	.66	3
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.43	4
CLEANING		
REPAIR/MAINT	1.00	4
RDS/GROUNDS		
SECURITY	.19	3
ADMINISTRATIVE	.35	3
TOTAL CONTRACTS	1.40	4
CLEANING	.94	4
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.68	2
ADMINISTRATIVE	.39	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	253,767 SQ. FT.				253,767 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					12.51	12.60	9.86	14.21
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	12.51	12.60	9.86	14.21				
NET PARKING INC									
MISCELLANEOUS	5	.02	.02	.01	.03				
TOTAL INCOME	8	12.52	12.62	9.86	14.22				
EXPENSE									
CLEANING	7	.80	.82	.61	1.04	.80	.82	.61	1.04
REPAIR-MAINT	5	.51	.39	.33	.67	.51	.39	.33	.67
UTILITIES	6	.98	.76	.66	1.37	.98	.76	.66	1.37
RDS/GRNDS/SEC	8	.32	.30	.28	.40	.32	.30	.28	.40
ADMINISTRATIVE	8	.75	.83	.69	1.03	.75	.83	.69	1.03
TOTAL OPER EXP	4	3.39	3.25			3.39	3.25		
FIXED EXPENSES	8	.48	.49	.48	.53	.48	.49	.48	.53
TOTAL OPER + FIX	4	3.91	3.78			3.91	3.78		
LEASING EXP	8	.09	.10	.03	.16				
TOTAL PAYROLL	3	.25	.04						
TOTAL CONTRACT	8	.92	.93	.59	1.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4313	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	90.8	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.55	6
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.99	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.80	7
PAYROLL		
CONTRACT	.67	7
SUP/MAT/MISC		
TRASH REMOVAL	.13	7
REPR/MAINT TOTAL	.51	5
PAYROLL	.02	2
ELEVATOR		
HVAC	.13	5
ELECTRICAL		
STRUCT/ROOF		
PLUMBING	.01	5
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.29	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	.98	6
ELECTRICAL	.87	6
GAS	.09	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	5
RDS/GNDS/SEC TOTAL	.32	8
RDS/GNDS TOTAL	.31	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.31	8
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.02	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.75	8
PAYROLL		
MGMT FEES	.66	7
PROF FEES	.08	8
GEN OFC EXP	.01	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.48	8
REAL ESTATE TAX	.32	8
BUILDING INS	.12	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.09	8
ADV/PROMOTION	.09	8
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.25	2
CLEANING		
REPAIR/MAINT	.02	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.92	8
CLEANING	.67	7
REPAIR/MAINT		
RDS/GROUNDS	.31	8
SECURITY		
ADMINISTRATIVE	.64	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Buffalo, NY

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	151,839 SQ. FT.				151,839 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					12.52	12.03	8.62	15.83
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	12.52	12.03	8.62	15.83				
NET PARKING INC									
MISCELLANEOUS	3	.02	.02						
TOTAL INCOME	4	12.53	12.04	8.62	15.86				
EXPENSE									
CLEANING	3	.98	.88			.98	.88		
REPAIR-MAINT	3	.56	.39			.56	.39		
UTILITIES	2	1.37	1.33			1.37	1.33		
RDS/GRNDS/SEC	4	.36	.35	.28	.44	.36	.35	.28	.44
ADMINISTRATIVE	4	.93	.88	.71	1.12	.93	.88	.71	1.12
TOTAL OPER EXP	2	4.48	4.41			4.48	4.41		
FIXED EXPENSES	4	.52	.51	.49	.54	.52	.51	.49	.54
TOTAL OPER + FIX	2	5.02	4.96			5.02	4.96		
LEASING EXP	4	.13	.16	.09	.17				
TOTAL PAYROLL	3	.25	.04						
TOTAL CONTRACT	4	1.06	1.12	.77	1.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4284	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	90.3	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.00	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.98	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.98**	**3**
PAYROLL		
CONTRACT	.86	3
SUP/MAT/MISC		
TRASH REMOVAL	.11	3
REPR/MAINT TOTAL	**.56**	**3**
PAYROLL	.02	2
ELEVATOR		
HVAC	.14	3
ELECTRICAL		
STRUCT/ROOF		
PLUMBING	.01	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.30	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.37**	**2**
ELECTRICAL	1.26	2
GAS	.10	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	**.36**	**4**
RDS/GNDS TOTAL	.35	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.35	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.02	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.93**	**4**
PAYROLL		
MGMT FEES	.86	3
PROF FEES	.11	4
GEN OFC EXP	.01	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.52**	**4**
REAL ESTATE TAX	.31	4
BUILDING INS	.13	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.13**	**4**
ADV/PROMOTION	.13	4
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.25**	**3**
CLEANING		
REPAIR/MAINT	.02	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**1.06**	**4**
CLEANING	.86	3
REPAIR/MAINT		
RDS/GROUNDS	.35	4
SECURITY		
ADMINISTRATIVE	.74	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Camden, NJ

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	13 BLDS	789,113 SQ. FT.				789,113 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					13.24	13.84	9.71	17.74
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13	13.24	13.84	9.71	17.74				
NET PARKING INC									
MISCELLANEOUS	2	.06	.06						
TOTAL INCOME	13	13.24	13.84	9.71	17.80				
EXPENSE									
CLEANING	12	.75	.87	.76	.91	.75	.87	.76	.91
REPAIR-MAINT	13	.59	.98	.59	1.20	.59	.98	.59	1.20
UTILITIES	13	1.57	2.00	1.39	2.40	1.57	2.00	1.39	2.40
RDS/GRNDS/SEC	13	.33	.33	.27	.46	.33	.33	.27	.46
ADMINISTRATIVE	13	.96	.91	.82	1.00	.96	.91	.82	1.00
TOTAL OPER EXP	12	4.11	4.88	4.06	5.43	4.11	4.88	4.06	5.43
FIXED EXPENSES	13	2.22	2.19	1.91	2.35	2.22	2.19	1.91	2.35
TOTAL OPER + FIX	12	6.33	6.79	6.18	7.56	6.33	6.79	6.18	7.56
LEASING EXP	13	2.43	.60	.37	2.29				
TOTAL PAYROLL	13	.66	.57	.06	.72				
TOTAL CONTRACT	13	.50	.98	.19	1.66				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4522	13
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	268	13
AVG % OFFICE OCCUPANCY	76.2	13
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.79	13
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.75**	**12**
PAYROLL		
CONTRACT	.32	12
SUP/MAT/MISC	.03	12
TRASH REMOVAL	.09	12
REPR/MAINT TOTAL	**.59**	**13**
PAYROLL	.22	4
ELEVATOR	.07	12
HVAC	.17	13
ELECTRICAL	.03	13
STRUCT/ROOF	.21	2
PLUMBING	.01	13
FIRE/LIFE SFTY	.08	13
OTHER MAINT/SUP	.10	13

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.57**	**13**
ELECTRICAL	1.41	13
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	12
RDS/GNDS/SEC TOTAL	**.33**	**13**
RDS/GNDS TOTAL	.22	13
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.24	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.10	13
SEC PAYROLL		
SEC CONTRACTS	.04	4
SEC OTHER	.06	3
ADMIN TOTAL	**.96**	**13**
PAYROLL	.25	11
MGMT FEES	.47	13
PROF FEES	.02	11
GEN OFC EXP	.16	13
OTHER ADM EXP	.10	13

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.22**	**13**
REAL ESTATE TAX	2.04	13
BUILDING INS	.18	13
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**2.43**	**13**
ADV/PROMOTION	.03	11
COMMISSIONS	.07	2
PROF FEES	.46	13
TENANT ALTS	2.65	10
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.66**	**13**
CLEANING		
REPAIR/MAINT	.22	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.25	11
TOTAL CONTRACTS	**.50**	**13**
CLEANING	.32	12
REPAIR/MAINT		
RDS/GROUNDS	.24	4
SECURITY	.04	4
ADMINISTRATIVE	.49	13

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Camden, NJ

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	212,110 SQ. FT.				212,110 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					14.54	16.84		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	14.54	16.84						
NET PARKING INC									
MISCELLANEOUS	2	.06	.06						
TOTAL INCOME	3	14.57	16.89						
EXPENSE									
CLEANING	2	.86	.87			.86	.87		
REPAIR-MAINT	3	1.07	1.05			1.07	1.05		
UTILITIES	3	2.26	2.30			2.26	2.30		
RDS/GRNDS/SEC	3	.41	.36			.41	.36		
ADMINISTRATIVE	3	.85	.87			.85	.87		
TOTAL OPER EXP	2	5.37	5.43			5.37	5.43		
FIXED EXPENSES	3	2.11	2.19			2.11	2.19		
TOTAL OPER + FIX	2	7.45	7.56			7.45	7.56		
LEASING EXP	3	.48	.39						
TOTAL PAYROLL	3	.31	.08						
TOTAL CONTRACT	3	1.21	1.00						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9292	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	237	3
AVG % OFFICE OCCUPANCY	92.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.06	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.86	2
PAYROLL		
CONTRACT	.70	2
SUP/MAT/MISC	.05	2
TRASH REMOVAL	.11	2
REPR/MAINT TOTAL	1.07	3
PAYROLL	.17	3
ELEVATOR	.06	2
HVAC	.31	3
ELECTRICAL	.09	3
STRUCT/ROOF	.21	2
PLUMBING	.02	3
FIRE/LIFE SFTY	.05	3
OTHER MAINT/SUP	.24	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.26	3
ELECTRICAL	2.07	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.20	3
RDS/GNDS/SEC TOTAL	.41	3
RDS/GNDS TOTAL	.34	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.34	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.05	3
SEC PAYROLL		
SEC CONTRACTS	.04	3
SEC OTHER	.02	2
ADMIN TOTAL	.85	3
PAYROLL		
MGMT FEES	.60	3
PROF FEES		
GEN OFC EXP	.07	3
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.11	3
REAL ESTATE TAX	1.94	3
BUILDING INS	.17	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.48	3
ADV/PROMOTION		
COMMISSIONS	.07	2
PROF FEES	.42	3
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.31	3
CLEANING		
REPAIR/MAINT	.17	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.21	3
CLEANING	.70	2
REPAIR/MAINT		
RDS/GROUNDS	.34	3
SECURITY	.04	3
ADMINISTRATIVE	.63	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Charleston, WV

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,174,150 SQ. FT.				1,153,226 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					13.55	11.52	9.76	14.88
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	14.44	13.70	10.87	14.88				
NET PARKING INC	5	.91	.89	.63	1.09				
MISCELLANEOUS	4	.10	.08	.04	.14				
TOTAL INCOME	7	15.28	14.82	11.23	15.84				
EXPENSE									
CLEANING	7	.89	.83	.72	.88	.91	.83	.82	.89
REPAIR-MAINT	7	.85	.85	.53	1.34	.96	.85	.54	1.34
UTILITIES	7	1.68	1.65	1.38	1.75	1.70	1.65	1.40	1.75
RDS/GRNDS/SEC	6	.41	.37	.34	.43	.41	.37	.34	.43
ADMINISTRATIVE	7	.75	.87	.43	1.03	.77	.90	.43	1.21
TOTAL OPER EXP	7	4.66	4.56	4.19	5.04	4.74	4.90	4.34	5.29
FIXED EXPENSES	7	1.47	1.58	1.16	1.62	1.50	1.58	1.18	1.62
TOTAL OPER + FIX	7	6.13	6.21	5.12	6.62	6.24	6.49	5.75	6.69
LEASING EXP	4	.32	.07	.02	.66				
TOTAL PAYROLL	7	.86	.87	.68	1.08				
TOTAL CONTRACT	6	1.16	1.12	.68	1.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5370	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	272	6
AVG % OFFICE OCCUPANCY	96.9	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.25	6
AVG NET PRKNG INC/STALL	457.21	2
RENTABLE/GROSS SQFT	.91	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.90	6
PAYROLL	.25	2
CONTRACT	.75	6
SUP/MAT/MISC	.08	6
TRASH REMOVAL	.03	6
REPR/MAINT TOTAL	1.01	6
PAYROLL	.45	6
ELEVATOR	.19	6
HVAC	.10	6
ELECTRICAL	.05	6
STRUCT/ROOF	.27	2
PLUMBING	.02	3
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.13	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.68	7
ELECTRICAL	1.48	7
GAS	.19	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	7
RDS/GNDS/SEC TOTAL	.41	5
RDS/GNDS TOTAL	.07	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	5
SEC PAYROLL		
SEC CONTRACTS	.37	4
SEC OTHER		
ADMIN TOTAL	.75	7
PAYROLL	.37	7
MGMT FEES	.78	2
PROF FEES	.07	5
GEN OFC EXP	.03	6
OTHER ADM EXP	.07	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.47	7
REAL ESTATE TAX	1.04	7
BUILDING INS	.19	7
PERS PROP TAX	.19	2
OTHER TAX	.21	6
LEASING EXPENSES	.32	4
ADV/PROMOTION	.02	3
COMMISSIONS		
PROF FEES	.15	2
TENANT ALTS	.25	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.86	7
CLEANING	.25	2
REPAIR/MAINT	.45	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.37	7
TOTAL CONTRACTS	1.16	6
CLEANING	.75	6
REPAIR/MAINT	.27	2
RDS/GROUNDS	.07	4
SECURITY	.37	4
ADMINISTRATIVE	.38	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Charleston, WV

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,115,703 SQ. FT.				1,109,682 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					13.86	12.62	10.61	16.03
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	14.89	13.71	11.52	16.03				
NET PARKING INC	5	.91	.89	.63	1.09				
MISCELLANEOUS	4	.10	.08	.04	.14				
TOTAL INCOME	6	15.77	14.85	11.52	16.79				
EXPENSE									
CLEANING	6	.90	.83	.81	.92	.91	.83	.81	.92
REPAIR-MAINT	6	.91	.72	.46	1.33	.91	.73	.46	1.33
UTILITIES	6	1.72	1.68	1.43	1.78	1.73	1.68	1.43	1.78
RDS/GRNDS/SEC	6	.41	.37	.34	.43	.41	.37	.34	.43
ADMINISTRATIVE	6	.74	.68	.36	1.04	.74	.70	.36	1.04
TOTAL OPER EXP	6	4.68	4.73	4.13	5.17	4.70	4.73	4.13	5.17
FIXED EXPENSES	6	1.52	1.58	1.16	1.65	1.52	1.58	1.20	1.65
TOTAL OPER+FIX	6	6.20	6.35	5.29	6.75	6.23	6.35	5.29	6.75
LEASING EXP	3	.35	.11						
TOTAL PAYROLL	6	.78	.78	.67	1.04				
TOTAL CONTRACT	5	1.19	1.19	.81	1.43				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6291	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	269	5
AVG % OFFICE OCCUPANCY	97.5	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.61	5
AVG NET PRKNG INC/STALL	457.21	2
RENTABLE/GROSS SQFT	.91	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.91	5
PAYROLL		
CONTRACT	.79	5
SUP/MAT/MISC	.08	5
TRASH REMOVAL	.03	5
REPR/MAINT TOTAL	.97	5
PAYROLL	.43	5
ELEVATOR	.19	5
HVAC	.09	5
ELECTRICAL	.05	5
STRUCT/ROOF		
PLUMBING	.03	2
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.13	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.72	6
ELECTRICAL	1.53	6
GAS	.18	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	6
RDS/GNDS/SEC TOTAL	.41	5
RDS/GNDS TOTAL	.07	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	5
SEC PAYROLL		
SEC CONTRACTS	.37	4
SEC OTHER		
ADMIN TOTAL	.74	6
PAYROLL	.34	6
MGMT FEES	.78	2
PROF FEES	.07	4
GEN OFC EXP	.03	5
OTHER ADM EXP	.07	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.52	6
REAL ESTATE TAX	1.08	6
BUILDING INS	.19	6
PERS PROP TAX	.10	2
OTHER TAX	.21	5
LEASING EXPENSES	.35	3
ADV/PROMOTION	.02	2
COMMISSIONS		
PROF FEES	.15	2
TENANT ALTS	.25	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.78	6
CLEANING		
REPAIR/MAINT	.43	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.34	6
TOTAL CONTRACTS	1.19	5
CLEANING	.79	5
REPAIR/MAINT		
RDS/GROUNDS	.07	4
SECURITY	.37	4
ADMINISTRATIVE	.41	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Charlotte, NC

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	10 BLDS	1,967,413 SQ. FT.				1,919,220 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					14.77	12.81	11.31	14.45
RETAIL AREA	4	15.62	14.67	11.13	17.46				
OTHER AREA									
TOTAL RENT	10	14.66	12.83	11.42	14.45				
NET PARKING INC	2	.26	.26						
MISCELLANEOUS	3	.11	.10						
TOTAL INCOME	10	15.13	13.13	11.42	14.45				
EXPENSE									
CLEANING	10	.89	.85	.75	.89	.90	.85	.77	.92
REPAIR-MAINT	10	.90	.82	.70	.94	.92	.85	.70	.94
UTILITIES	9	1.68	1.65	1.26	1.76	1.69	1.65	1.26	1.78
RDS/GRNDS/SEC	10	.58	.50	.23	.85	.60	.51	.23	.85
ADMINISTRATIVE	10	.69	.60	.27	.83	.71	.60	.27	.83
TOTAL OPER EXP	9	4.75	4.46	3.69	4.81	4.89	4.46	3.71	5.03
FIXED EXPENSES	10	1.22	1.19	.85	1.41	1.26	1.20	.85	1.47
TOTAL OPER+FIX	9	5.97	5.96	4.20	7.88	6.15	6.06	4.20	8.04
LEASING EXP	7	1.98	1.34	.64	1.83				
TOTAL PAYROLL	8	.51	.37	.27	.50				
TOTAL CONTRACT	8	1.33	1.16	.96	1.65				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7766	8
AVG SQFT/RETAIL TENANT	1694	4
AVG SQFT/OFFICE WORKER	257	7
AVG % OFFICE OCCUPANCY	87.0	8
AVG % RETAIL OCCUPANCY	88.7	4
AVG $ RATE YR-END RENT	17.40	6
AVG NET PRKNG INC/STALL	311.13	2
RENTABLE/GROSS SQFT	.92	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.89	8
PAYROLL		
CONTRACT	.79	8
SUP/MAT/MISC	.05	7
TRASH REMOVAL	.05	8
REPR/MAINT TOTAL	.81	7
PAYROLL	.30	7
ELEVATOR	.16	7
HVAC	.12	7
ELECTRICAL	.03	7
STRUCT/ROOF	.01	2
PLUMBING	.01	7
FIRE/LIFE SFTY	.03	6
OTHER MAINT/SUP	.16	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.68	7
ELECTRICAL	1.60	7
GAS	.16	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	7
RDS/GNDS/SEC TOTAL	.58	8
RDS/GNDS TOTAL	.06	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	3
RDS/GNDS OTHER	.03	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.60	5
SEC PAYROLL		
SEC CONTRACTS	.55	4
SEC OTHER	.01	5
ADMIN TOTAL	.69	7
PAYROLL	.16	3
MGMT FEES	.43	7
PROF FEES	.04	4
GEN OFC EXP	.07	6
OTHER ADM EXP	.06	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.29	8
REAL ESTATE TAX	1.20	8
BUILDING INS	.09	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.98	7
ADV/PROMOTION	.05	7
COMMISSIONS	.01	3
PROF FEES	.18	7
TENANT ALTS	.85	7
BUY-OUTS	1.45	2
OTHER LEASING	.60	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.51	8
CLEANING		
REPAIR/MAINT	.30	7
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.16	3
TOTAL CONTRACTS	1.33	8
CLEANING	.79	8
REPAIR/MAINT	.24	4
RDS/GROUNDS	.07	3
SECURITY	.55	4
ADMINISTRATIVE	.46	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Charlotte, NC

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	578,599 SQ. FT.				559,819 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					12.58	12.43		
RETAIL AREA	2	14.60	15.20						
OTHER AREA									
TOTAL RENT	3	12.61	12.43						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	12.61	12.43						
EXPENSE									
CLEANING	3	.86	.86			.86	.86		
REPAIR-MAINT	3	.88	.84			.89	.86		
UTILITIES	3	1.71	1.71			1.73	1.71		
RDS/GRNDS/SEC	3	.63	.56			.64	.56		
ADMINISTRATIVE	3	.47	.51			.48	.53		
TOTAL OPER EXP	3	4.54	4.46			4.61	4.46		
FIXED EXPENSES	3	.73	1.00			.74	1.03		
TOTAL OPER + FIX	3	5.28	5.29			5.36	5.45		
LEASING EXP	2	1.04	1.09						
TOTAL PAYROLL	2	.85	.82						
TOTAL CONTRACT	2	1.01	1.02						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6327	3
AVG SQFT/RETAIL TENANT	1254	2
AVG SQFT/OFFICE WORKER	438	2
AVG % OFFICE OCCUPANCY	95.5	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	16.67	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.87	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.85	2
PAYROLL		
CONTRACT	.75	2
SUP/MAT/MISC	.04	2
TRASH REMOVAL	.06	2
REPR/MAINT TOTAL	.96	2
PAYROLL	.40	2
ELEVATOR	.20	2
HVAC	.15	2
ELECTRICAL	.04	2
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.15	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.74	2
ELECTRICAL	1.62	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	2
RDS/GNDS/SEC TOTAL	.66	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.57	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.38	2
PAYROLL		
MGMT FEES	.36	2
PROF FEES		
GEN OFC EXP	.01	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.06	2
REAL ESTATE TAX	.96	2
BUILDING INS	.09	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.04	2
ADV/PROMOTION	.02	2
COMMISSIONS		
PROF FEES	.17	2
TENANT ALTS	.85	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.85	2
CLEANING		
REPAIR/MAINT	.40	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.01	2
CLEANING	.75	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.37	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,178,569 SQ. FT.				1,139,156 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					16.71	16.79		
RETAIL AREA	2	16.04	13.39						
OTHER AREA									
TOTAL RENT	3	16.45	16.79						
NET PARKING INC	2	.26	.26						
MISCELLANEOUS	3	.11	.10						
TOTAL INCOME	3	17.24	17.01						
EXPENSE									
CLEANING	3	.84	.84			.86	.84		
REPAIR-MAINT	3	.76	.79			.78	.79		
UTILITIES	2	1.65	1.63			1.66	1.64		
RDS/GRNDS/SEC	3	.63	.75			.65	.75		
ADMINISTRATIVE	3	.83	.83			.86	.83		
TOTAL OPER EXP	2	4.73	4.72			4.95	4.91		
FIXED EXPENSES	3	1.41	1.37			1.46	1.47		
TOTAL OPER + FIX	2	6.19	6.20			6.48	6.46		
LEASING EXP	3	2.36	1.34						
TOTAL PAYROLL	3	.43	.40						
TOTAL CONTRACT	3	1.43	1.61						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	29345	3
AVG SQFT/RETAIL TENANT	2036	2
AVG SQFT/OFFICE WORKER	235	3
AVG % OFFICE OCCUPANCY	82.4	3
AVG % RETAIL OCCUPANCY	84.1	2
AVG $ RATE YR-END RENT	17.87	3
AVG NET PRKNG INC/STALL	311.13	2
RENTABLE/GROSS SQFT	.96	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.84	3
PAYROLL		
CONTRACT	.76	3
SUP/MAT/MISC	.05	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	.76	3
PAYROLL	.27	3
ELEVATOR	.15	3
HVAC	.10	3
ELECTRICAL	.02	3
STRUCT/ROOF	.01	2
PLUMBING	.01	3
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.16	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.65	2
ELECTRICAL	1.61	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	2
RDS/GNDS/SEC TOTAL	.63	3
RDS/GNDS TOTAL	.02	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.62	3
SEC PAYROLL		
SEC CONTRACTS	.60	3
SEC OTHER	.01	3
ADMIN TOTAL	.83	3
PAYROLL	.16	3
MGMT FEES	.47	3
PROF FEES	.05	3
GEN OFC EXP	.10	3
OTHER ADM EXP	.08	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.41	3
REAL ESTATE TAX	1.32	3
BUILDING INS	.09	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.36	3
ADV/PROMOTION	.05	3
COMMISSIONS	.01	2
PROF FEES	.18	3
TENANT ALTS	.85	3
BUY-OUTS	1.45	2
OTHER LEASING	.86	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.43	3
CLEANING		
REPAIR/MAINT	.27	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.16	3
TOTAL CONTRACTS	1.43	3
CLEANING	.76	3
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.60	3
ADMINISTRATIVE	.51	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Charlotte, NC

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	24 BLDS	1,630,877 SQ. FT.				1,629,317 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	23					12.91	13.80	11.09	15.23
RETAIL AREA									
OTHER AREA									
TOTAL RENT	23	12.94	13.80	11.09	15.23				
NET PARKING INC									
MISCELLANEOUS	16	.16	.12	.03	.22				
TOTAL INCOME	23	13.07	13.80	11.12	15.79				
EXPENSE									
CLEANING	22	.75	.80	.63	1.02	.75	.80	.63	1.02
REPAIR-MAINT	23	.70	.71	.56	1.03	.70	.71	.56	1.03
UTILITIES	23	1.49	1.35	1.06	1.55	1.49	1.35	1.06	1.55
RDS/GRNDS/SEC	24	.41	.42	.33	.57	.41	.42	.33	.57
ADMINISTRATIVE	23	.97	.80	.63	1.12	.97	.80	.63	1.12
TOTAL OPER EXP	22	4.14	4.22	3.49	5.32	4.15	4.22	3.49	5.35
FIXED EXPENSES	24	1.10	1.09	1.01	1.15	1.10	1.09	1.01	1.15
TOTAL OPER+FIX	22	5.26	5.22	4.57	6.58	5.26	5.22	4.57	6.63
LEASING EXP	17	.41	.46	.08	.77				
TOTAL PAYROLL	12	.27	.26	.21	.30				
TOTAL CONTRACT	19	.88	1.29	.61	1.39				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5612	24
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	294	15
AVG % OFFICE OCCUPANCY	90.9	24
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.16	20
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	17

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.72**	**17**
PAYROLL		
CONTRACT	.62	17
SUP/MAT/MISC	.05	13
TRASH REMOVAL	.05	17
REPR/MAINT TOTAL	**.66**	**18**
PAYROLL	.22	12
ELEVATOR	.10	15
HVAC	.11	17
ELECTRICAL	.02	9
STRUCT/ROOF	.04	6
PLUMBING	.01	9
FIRE/LIFE SFTY	.02	6
OTHER MAINT/SUP	.15	18

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.49**	**18**
ELECTRICAL	1.36	18
GAS	.23	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	18
RDS/GNDS/SEC TOTAL	**.40**	**19**
RDS/GNDS TOTAL	.27	19
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.24	18
RDS/GNDS OTHER	.16	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.14	19
SEC PAYROLL		
SEC CONTRACTS	.13	19
SEC OTHER	.01	7
ADMIN TOTAL	**.99**	**18**
PAYROLL	.11	7
MGMT FEES	.64	18
PROF FEES	.22	12
GEN OFC EXP	.04	12
OTHER ADM EXP	.15	12

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.13**	**17**
REAL ESTATE TAX	1.04	19
BUILDING INS	.09	19
PERS PROP TAX	.01	4
OTHER TAX	.28	6
LEASING EXPENSES	**.41**	**17**
ADV/PROMOTION	.04	12
COMMISSIONS		
PROF FEES	.15	14
TENANT ALTS	.42	7
BUY-OUTS		
OTHER LEASING	.05	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.27**	**12**
CLEANING		
REPAIR/MAINT	.22	12
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.11	7
TOTAL CONTRACTS	**.88**	**19**
CLEANING	.62	17
REPAIR/MAINT	.30	8
RDS/GROUNDS	.24	18
SECURITY	.13	19
ADMINISTRATIVE	.79	18

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	154,166 SQ. FT.				154,166 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					11.56	14.25	8.05	16.59
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	11.56	14.25	8.05	16.59				
NET PARKING INC									
MISCELLANEOUS	4	.14	.17	.11	.18				
TOTAL INCOME	5	11.75	14.45	8.06	17.17				
EXPENSE									
CLEANING	5	.78	.85	.64	1.03	.78	.85	.64	1.03
REPAIR-MAINT	5	.95	1.03	.84	1.07	.95	1.03	.84	1.07
UTILITIES	5	1.27	1.52	.99	1.55	1.27	1.52	.99	1.55
RDS/GRNDS/SEC	5	.52	.53	.36	.62	.52	.53	.36	.62
ADMINISTRATIVE	5	1.07	.75	.43	1.79	1.07	.75	.43	1.79
TOTAL OPER EXP	5	4.60	4.65	3.57	5.76	4.60	4.65	3.57	5.76
FIXED EXPENSES	5	1.09	1.01	.91	1.66	1.09	1.01	.91	1.66
TOTAL OPER+FIX	5	5.69	6.45	4.47	7.02	5.69	6.45	4.47	7.02
LEASING EXP	2	.49	.48						
TOTAL PAYROLL									
TOTAL CONTRACT	3	1.86	1.47						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2666	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	302	4
AVG % OFFICE OCCUPANCY	84.8	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.86	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.94	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.93**	**3**
PAYROLL		
CONTRACT	.83	3
SUP/MAT/MISC		
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	**1.02**	**3**
PAYROLL		
ELEVATOR		
HVAC	.24	3
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.24	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.40**	**3**
ELECTRICAL	1.34	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	**.57**	**3**
RDS/GNDS TOTAL	.49	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.49	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.09	3
SEC PAYROLL		
SEC CONTRACTS	.06	3
SEC OTHER		
ADMIN TOTAL	**1.79**	**3**
PAYROLL		
MGMT FEES	.82	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.30**	**3**
REAL ESTATE TAX	1.19	3
BUILDING INS	.11	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.49**	**2**
ADV/PROMOTION	.13	2
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**1.86**	**3**
CLEANING	.83	3
REPAIR/MAINT		
RDS/GROUNDS	.49	3
SECURITY	.06	3
ADMINISTRATIVE	1.30	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Charlotte, NC

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	427,896 SQ. FT.				427,896 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					11.08	12.64	7.71	13.80
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	11.08	12.64	7.71	13.80				
NET PARKING INC									
MISCELLANEOUS	3	.11	.02						
TOTAL INCOME	6	11.13	12.65	7.73	13.80				
EXPENSE									
CLEANING	5	.71	.80	.57	.83	.71	.80	.57	.83
REPAIR-MAINT	6	.58	.57	.52	.65	.58	.57	.52	.65
UTILITIES	5	1.17	1.14	1.03	1.35	1.17	1.14	1.03	1.35
RDS/GRNDS/SEC	6	.50	.58	.34	.65	.50	.58	.34	.65
ADMINISTRATIVE	6	.90	.91	.78	1.08	.90	.91	.78	1.08
TOTAL OPER EXP	5	3.87	3.93	3.39	4.52	3.87	3.93	3.39	4.52
FIXED EXPENSES	6	1.04	1.09	1.05	1.14	1.04	1.09	1.05	1.14
TOTAL OPER+FIX	5	4.90	4.91	4.34	5.64	4.90	4.91	4.34	5.64
LEASING EXP	6	.53	.36	.03	.93				
TOTAL PAYROLL	6	.34	.29	.26	.50				
TOTAL CONTRACT	6	1.00	1.25	.57	1.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6384	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	251	6
AVG % OFFICE OCCUPANCY	82.1	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.77	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.97	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	5
PAYROLL		
CONTRACT	.60	5
SUP/MAT/MISC	.06	5
TRASH REMOVAL	.04	5
REPR/MAINT TOTAL	.58	6
PAYROLL	.23	6
ELEVATOR	.07	5
HVAC	.09	5
ELECTRICAL	.04	5
STRUCT/ROOF	.02	4
PLUMBING	.01	5
FIRE/LIFE SFTY	.04	2
OTHER MAINT/SUP	.14	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.17	5
ELECTRICAL	1.14	5
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	5
RDS/GNDS/SEC TOTAL	.50	6
RDS/GNDS TOTAL	.37	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.27	6
RDS/GNDS OTHER	.20	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.13	6
SEC PAYROLL		
SEC CONTRACTS	.13	6
SEC OTHER		
ADMIN TOTAL	.90	6
PAYROLL	.13	5
MGMT FEES	.57	6
PROF FEES	.18	5
GEN OFC EXP	.10	5
OTHER ADM EXP	.02	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.04	6
REAL ESTATE TAX	.91	6
BUILDING INS	.12	6
PERS PROP TAX	.01	2
OTHER TAX		
LEASING EXPENSES	.53	6
ADV/PROMOTION	.06	3
COMMISSIONS		
PROF FEES	.12	6
TENANT ALTS	.51	4
BUY-OUTS		
OTHER LEASING	.17	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.34	6
CLEANING		
REPAIR/MAINT	.23	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.13	5
TOTAL CONTRACTS	1.00	6
CLEANING	.60	5
REPAIR/MAINT	.13	4
RDS/GROUNDS	.27	6
SECURITY	.13	6
ADMINISTRATIVE	.71	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	497,064 SQ. FT.				495,504 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					14.03	13.89		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	14.06	13.84						
NET PARKING INC									
MISCELLANEOUS	3	.22	.24						
TOTAL INCOME	3	14.28	14.25						
EXPENSE									
CLEANING	3	.62	.58			.62	.58		
REPAIR-MAINT	3	.61	.61			.62	.62		
UTILITIES	3	1.27	1.45			1.27	1.45		
RDS/GRNDS/SEC	3	.31	.42			.31	.42		
ADMINISTRATIVE	3	1.05	.80			1.05	.80		
TOTAL OPER EXP	3	3.86	3.78			3.87	3.78		
FIXED EXPENSES	3	1.26	1.13			1.26	1.13		
TOTAL OPER+FIX	3	5.12	4.90			5.13	4.90		
LEASING EXP	3	.31	.10						
TOTAL PAYROLL	3	.23	.21						
TOTAL CONTRACT	3	.83	.65						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5191	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	340	2
AVG % OFFICE OCCUPANCY	92.2	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.61	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.62	3
PAYROLL		
CONTRACT	.53	3
SUP/MAT/MISC	.05	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	.61	3
PAYROLL	.22	3
ELEVATOR	.12	3
HVAC	.09	3
ELECTRICAL	.01	3
STRUCT/ROOF		
PLUMBING	.01	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.16	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.27	3
ELECTRICAL	1.22	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	.31	3
RDS/GNDS TOTAL	.24	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.26	2
RDS/GNDS OTHER	.14	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.07	3
SEC PAYROLL		
SEC CONTRACTS	.05	3
SEC OTHER	.01	3
ADMIN TOTAL	1.05	3
PAYROLL		
MGMT FEES	.70	3
PROF FEES	.19	2
GEN OFC EXP		
OTHER ADM EXP	.20	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.26	3
REAL ESTATE TAX	1.20	3
BUILDING INS	.06	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.31	3
ADV/PROMOTION	.02	3
COMMISSIONS		
PROF FEES		
TENANT ALTS	.37	2
BUY-OUTS		
OTHER LEASING	.01	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.23	3
CLEANING		
REPAIR/MAINT	.22	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.83	3
CLEANING	.53	3
REPAIR/MAINT		
RDS/GROUNDS	.26	2
SECURITY	.05	3
ADMINISTRATIVE	.84	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Chattanooga, TN

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,148,700 SQ. FT.				1,147,449 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					10.76	10.59		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	11.96	11.34						
NET PARKING INC	5	.34	.29						
MISCELLANEOUS									
TOTAL INCOME	5	12.31	11.66						
EXPENSE									
CLEANING	5	.80	.78			.80	.78		
REPAIR-MAINT	4	1.83	1.61			1.83	1.61		
UTILITIES	5	2.18	2.12			2.18	2.12		
RDS/GRNDS/SEC	5	.55	.41			.55	.41		
ADMINISTRATIVE	4	2.41	1.53			2.41	1.53		
TOTAL OPER EXP	4	7.65	6.06			7.65	6.06		
FIXED EXPENSES	5	1.23	1.09			1.24	1.09		
TOTAL OPER+FIX	4	8.70	6.97			8.70	6.97		
LEASING EXP	2	.18	.18						
TOTAL PAYROLL	4	1.79	1.30						
TOTAL CONTRACT	2	1.27	1.28						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	25407	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	364	5
AVG % OFFICE OCCUPANCY	95.2	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.92	4
AVG NET PRKNG INC/STALL	145.54	5
RENTABLE/GROSS SQFT	.97	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.80	5
PAYROLL		
CONTRACT	.67	2
SUP/MAT/MISC	.09	4
TRASH REMOVAL		
REPR/MAINT TOTAL	1.83	4
PAYROLL	.40	4
ELEVATOR	.16	4
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	1.26	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.18	5
ELECTRICAL	1.76	4
GAS	.14	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	4
RDS/GNDS/SEC TOTAL	.55	5
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.43	5
SEC PAYROLL		
SEC CONTRACTS	.39	2
SEC OTHER	.04	4
ADMIN TOTAL	2.41	4
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP	.40	4
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.23	5
REAL ESTATE TAX	1.06	5
BUILDING INS	.14	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.18	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.18	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.79	4
CLEANING		
REPAIR/MAINT	.40	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.27	2
CLEANING	.67	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.39	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Chicago, IL

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	106 BLDS	50,832,953 SQ. FT.				48,793,763 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	92					22.53	19.89	15.07	24.56
RETAIL AREA	55	17.01	19.97	9.77	28.10				
OTHER AREA	18	5.42	5.29	3.01	6.81				
TOTAL RENT	95	21.97	19.50	15.18	24.11				
NET PARKING INC	35	.29	.16	.08	.45				
MISCELLANEOUS	74	.42	.31	.10	.70				
TOTAL INCOME	95	22.42	19.90	15.90	24.38				
EXPENSE									
CLEANING	104	1.57	1.45	1.22	1.72	1.61	1.50	1.23	1.77
REPAIR-MAINT	105	1.65	1.42	1.08	2.04	1.68	1.46	1.12	2.17
UTILITIES	104	1.62	1.50	1.23	2.09	1.64	1.52	1.26	2.12
RDS/GRNDS/SEC	95	.47	.42	.31	.60	.49	.42	.33	.64
ADMINISTRATIVE	103	1.09	1.11	.77	1.37	1.14	1.15	.84	1.44
TOTAL OPER EXP	102	6.39	6.17	5.18	7.35	6.65	6.40	5.38	7.80
FIXED EXPENSES	101	6.08	5.34	4.01	6.68	6.34	5.61	4.04	6.84
TOTAL OPER+FIX	97	12.47	11.81	10.30	12.94	13.00	12.28	10.94	13.52
LEASING EXP	81	2.16	1.36	.45	2.40				
TOTAL PAYROLL	103	1.49	1.19	.75	1.95				
TOTAL CONTRACT	104	1.64	1.55	1.20	1.95				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11564	89
AVG SQFT/RETAIL TENANT	2576	66
AVG SQFT/OFFICE WORKER	284	75
AVG % OFFICE OCCUPANCY	88.1	95
AVG % RETAIL OCCUPANCY	85.7	69
AVG $ RATE YR-END RENT	24.68	79
AVG NET PRKNG INC/STALL	502.28	30
RENTABLE/GROSS SQFT	.86	87

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.58	103
PAYROLL	.69	46
CONTRACT	1.20	99
SUP/MAT/MISC	.10	90
TRASH REMOVAL	.05	93
REPR/MAINT TOTAL	1.67	104
PAYROLL	.73	97
ELEVATOR	.29	101
HVAC	.21	99
ELECTRICAL	.11	93
STRUCT/ROOF	.12	47
PLUMBING	.03	87
FIRE/LIFE SFTY	.03	68
OTHER MAINT/SUP	.27	100

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.64	102
ELECTRICAL	1.44	102
GAS	.21	64
FUEL OIL		
PURCH STEAM	.51	6
PURCH CH WTR		
COAL		
WATER/SEWER	.06	98
RDS/GNDS/SEC TOTAL	.47	94
RDS/GNDS TOTAL	.10	57
RDS/GNDS PAYRL	.11	11
RDS/GNDS CONTR	.08	42
RDS/GNDS OTHER	.06	29

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.44	89
SEC PAYROLL	.38	45
SEC CONTRACTS	.27	69
SEC OTHER	.04	48
ADMIN TOTAL	1.10	101
PAYROLL	.31	91
MGMT FEES	.62	88
PROF FEES	.08	79
GEN OFC EXP	.10	95
OTHER ADM EXP	.16	76

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	6.07	100
REAL ESTATE TAX	5.89	100
BUILDING INS	.18	96
PERS PROP TAX		
OTHER TAX	.05	16
LEASING EXPENSES	2.16	81
ADV/PROMOTION	.06	67
COMMISSIONS	.13	49
PROF FEES	.37	68
TENANT ALTS	1.81	72
BUY-OUTS	.43	15
OTHER LEASING	.17	36

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.49	103
CLEANING	.69	46
REPAIR/MAINT	.73	97
RDS/GROUNDS	.11	11
SECURITY	.38	45
ADMINISTRATIVE	.31	91
TOTAL CONTRACTS	1.64	104
CLEANING	1.20	99
REPAIR/MAINT	.49	54
RDS/GROUNDS	.08	42
SECURITY	.27	69
ADMINISTRATIVE	.64	92

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Chicago, IL

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	96,361 SQ. FT.				79,499 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					10.69	11.93		
RETAIL AREA	3	16.76	20.58						
OTHER AREA									
TOTAL RENT	3	14.57	14.16						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	14.75	14.16						
EXPENSE									
CLEANING	2	1.34	1.39			1.34	1.39		
REPAIR-MAINT	2	2.00	1.91			2.30	2.19		
UTILITIES	3	2.37	2.30			2.60	2.30		
RDS/GRNDS/SEC	3	.96	1.27			1.17	1.70		
ADMINISTRATIVE	3	1.67	1.11			2.03	1.26		
TOTAL OPER EXP	2	6.89	6.88			7.91	7.88		
FIXED EXPENSES	3	5.04	5.30			6.10	6.26		
TOTAL OPER+FIX	2	11.80	11.70			13.54	13.42		
LEASING EXP	2	4.11	3.93						
TOTAL PAYROLL	3	2.45	1.48						
TOTAL CONTRACT	3	3.02	2.67						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	674	3
AVG SQFT/RETAIL TENANT	1686	3
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	94.9	3
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	17.02	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.46	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.34**	**2**
PAYROLL		
CONTRACT	1.03	2
SUP/MAT/MISC		
TRASH REMOVAL	.17	2
REPR/MAINT TOTAL	**2.00**	**2**
PAYROLL		
ELEVATOR	.22	2
HVAC	.22	2
ELECTRICAL	.13	2
STRUCT/ROOF	.29	2
PLUMBING	.07	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.22	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.37**	**3**
ELECTRICAL	1.63	3
GAS	.89	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.15	3
RDS/GNDS/SEC TOTAL	**.96**	**3**
RDS/GNDS TOTAL	.20	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.18	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.22	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**1.67**	**3**
PAYROLL		
MGMT FEES	1.17	3
PROF FEES	.39	3
GEN OFC EXP	.05	2
OTHER ADM EXP	.08	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**5.04**	**3**
REAL ESTATE TAX	4.61	3
BUILDING INS	.69	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**4.11**	**2**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	4.04	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.45**	**3**
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**3.02**	**3**
CLEANING	1.03	2
REPAIR/MAINT	.32	2
RDS/GROUNDS		
SECURITY		
ADMIN!STRATIVE	1.56	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	492,070 SQ. FT.				456,824 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					16.31	16.60	14.40	17.63
RETAIL AREA	4	16.02	19.09	11.96	28.45				
OTHER AREA									
TOTAL RENT	6	16.44	16.95	14.89	18.79				
NET PARKING INC	2	.63	.63						
MISCELLANEOUS	5	1.88	.35	.13	3.85				
TOTAL INCOME	6	18.28	18.34	15.31	23.11				
EXPENSE									
CLEANING	6	1.61	1.42	1.07	1.50	1.67	1.43	1.15	1.60
REPAIR-MAINT	6	1.27	1.30	.72	1.84	1.37	1.39	.95	1.84
UTILITIES	5	2.06	1.89	1.58	2.58	2.11	1.97	1.58	2.68
RDS/GRNDS/SEC	4	.81	.79	.45	1.07	.89	.82	.47	1.15
ADMINISTRATIVE	6	1.19	1.02	.76	1.67	1.28	1.17	.85	1.80
TOTAL OPER EXP	5	7.07	7.44	6.20	7.54	7.73	7.96	7.02	8.09
FIXED EXPENSES	6	4.01	4.14	3.50	4.96	4.32	4.28	3.75	5.00
TOTAL OPER+FIX	5	11.07	11.86	8.92	12.39	12.11	12.37	10.42	13.03
LEASING EXP	5	1.41	1.13	.61	2.15				
TOTAL PAYROLL	6	1.52	1.13	.44	2.05				
TOTAL CONTRACT	5	1.87	1.71	1.18	2.44				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3345	6
AVG SQFT/RETAIL TENANT	3874	4
AVG SQFT/OFFICE WORKER	312	5
AVG % OFFICE OCCUPANCY	92.3	6
AVG % RETAIL OCCUPANCY	87.1	4
AVG $ RATE YR-END RENT	17.91	6
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.61**	**6**
PAYROLL	1.56	2
CONTRACT	1.12	5
SUP/MAT/MISC	.10	6
TRASH REMOVAL	.06	6
REPR/MAINT TOTAL	**1.27**	**6**
PAYROLL	.61	6
ELEVATOR	.17	6
HVAC	.17	5
ELECTRICAL	.03	5
STRUCT/ROOF	.24	2
PLUMBING	.05	4
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.21	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.06**	**5**
ELECTRICAL	1.71	5
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	5
RDS/GNDS/SEC TOTAL	**.81**	**4**
RDS/GNDS TOTAL	.20	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.04	2
SEC PAYROLL		
SEC CONTRACTS	1.04	2
SEC OTHER		
ADMIN TOTAL	**1.19**	**6**
PAYROLL	.30	6
MGMT FEES	.75	5
PROF FEES	.18	5
GEN OFC EXP	.06	6
OTHER ADM EXP	.03	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.01**	**6**
REAL ESTATE TAX	3.77	6
BUILDING INS	.23	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.41**	**5**
ADV/PROMOTION	.02	3
COMMISSIONS	.04	3
PROF FEES	.49	5
TEN^NT ALTS	.99	4
BUY-OUTS	.12	2
OTHER LEASING	.01	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.52**	**6**
CLEANING	1.56	2
REPAIR/MAINT	.61	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.30	6
TOTAL CONTRACTS	**1.87**	**5**
CLEANING	1.12	5
REPAIR/MAINT	.27	4
RDS/GROUNDS	.05	3
SECURITY	1.04	2
ADMINISTRATIVE	.78	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Chicago, IL

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	23 BLDS	4,564,280 SQ. FT.				4,396,237 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	19					17.96	17.14	12.33	22.44
RETAIL AREA	8	26.18	29.91	19.26	42.92				
OTHER AREA	4	11.42	4.79	2.62	17.05				
TOTAL RENT	21	17.94	17.14	12.39	22.45				
NET PARKING INC	3	.49	.53						
MISCELLANEOUS	15	.56	.46	.21	.91				
TOTAL INCOME	21	18.40	17.40	13.37	22.87				
EXPENSE									
CLEANING	22	1.65	1.44	1.05	1.66	1.69	1.48	1.09	1.83
REPAIR-MAINT	23	1.67	1.36	.91	2.18	1.72	1.41	.91	2.27
UTILITIES	22	1.79	1.73	1.37	2.10	1.80	1.74	1.41	2.12
RDS/GRNDS/SEC	21	.47	.45	.35	.68	.48	.45	.37	.69
ADMINISTRATIVE	21	1.16	1.30	.78	1.52	1.20	1.34	.80	1.56
TOTAL OPER EXP	21	6.55	5.84	5.37	7.12	6.81	6.01	5.52	7.70
FIXED EXPENSES	21	4.38	4.24	2.76	5.58	4.56	4.54	2.88	5.88
TOTAL OPER + FIX	19	11.18	10.47	9.06	12.18	11.69	11.37	9.73	12.56
LEASING EXP	19	1.76	.78	.48	1.73				
TOTAL PAYROLL	21	1.60	1.23	.91	1.97				
TOTAL CONTRACT	23	1.52	1.38	1.12	1.84				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4509	18
AVG SQFT/RETAIL TENANT	1536	11
AVG SQFT/OFFICE WORKER	295	11
AVG % OFFICE OCCUPANCY	84.7	20
AVG % RETAIL OCCUPANCY	96.2	13
AVG $ RATE YR-END RENT	20.00	16
AVG NET PRKNG INC/STALL	1359.29	3
RENTABLE/GROSS SQFT	.87	16

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.66**	**22**
PAYROLL	.73	12
CONTRACT	1.12	22
SUP/MAT/MISC	.08	19
TRASH REMOVAL	.05	19
REPR/MAINT TOTAL	**1.67**	**23**
PAYROLL	.80	18
ELEVATOR	.24	21
HVAC	.23	21
ELECTRICAL	.27	20
STRUCT/ROOF	.10	8
PLUMBING	.03	18
FIRE/LIFE SFTY	.06	17
OTHER MAINT/SUP	.28	23

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.81**	**21**
ELECTRICAL	1.48	21
GAS	.31	16
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	20
RDS/GNDS/SEC TOTAL	**.47**	**21**
RDS/GNDS TOTAL	.22	9
RDS/GNDS PAYRL	.25	3
RDS/GNDS CONTR	.11	4
RDS/GNDS OTHER	.17	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	21
SEC PAYROLL	.24	6
SEC CONTRACTS	.33	18
SEC OTHER	.04	10
ADMIN TOTAL	**1.16**	**21**
PAYROLL	.47	16
MGMT FEES	.69	19
PROF FEES	.10	16
GEN OFC EXP	.10	19
OTHER ADM EXP	.06	11

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.38**	**21**
REAL ESTATE TAX	4.20	21
BUILDING INS	.18	21
PERS PROP TAX		
OTHER TAX	.12	3
LEASING EXPENSES	**1.76**	**19**
ADV/PROMOTION	.05	16
COMMISSIONS	.11	9
PROF FEES	.29	13
TENANT ALTS	1.58	16
BUY-OUTS	.86	2
OTHER LEASING	.20	8

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.60**	**21**
CLEANING	.73	12
REPAIR/MAINT	.80	18
RDS/GROUNDS	.25	3
SECURITY	.24	6
ADMINISTRATIVE	.47	16
TOTAL CONTRACTS	**1.52**	**23**
CLEANING	1.12	22
REPAIR/MAINT	.32	11
RDS/GROUNDS	.11	4
SECURITY	.33	18
ADMINISTRATIVE	.77	19

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	26 BLDS	12,455,096 SQ. FT.				11,932,632 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	21					20.66	19.69	17.12	24.59
RETAIL AREA	14	19.75	18.76	8.45	29.46				
OTHER AREA	4	3.37	5.29	3.26	11.19				
TOTAL RENT	22	20.08	19.19	16.14	24.04				
NET PARKING INC	5	.31	.29	.06	.57				
MISCELLANEOUS	16	.49	.28	.11	.63				
TOTAL INCOME	22	20.48	19.56	16.41	24.15				
EXPENSE									
CLEANING	26	1.59	1.49	1.38	1.75	1.63	1.52	1.41	1.92
REPAIR-MAINT	26	1.69	1.67	1.25	2.02	1.74	1.76	1.27	2.04
UTILITIES	26	1.83	1.64	1.26	2.19	1.86	1.65	1.27	2.22
RDS/GRNDS/SEC	22	.44	.39	.31	.45	.46	.41	.33	.49
ADMINISTRATIVE	26	1.12	1.16	.93	1.34	1.16	1.21	.94	1.46
TOTAL OPER EXP	26	6.69	6.66	5.45	7.28	6.98	6.86	5.69	8.04
FIXED EXPENSES	25	5.24	5.58	3.68	6.55	5.47	5.72	3.83	6.70
TOTAL OPER + FIX	26	11.92	11.81	10.62	12.99	12.45	12.13	11.44	13.35
LEASING EXP	20	2.21	1.73	.44	3.36				
TOTAL PAYROLL	26	1.61	1.25	.90	1.93				
TOTAL CONTRACT	26	1.53	1.47	1.18	1.76				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7752	21
AVG SQFT/RETAIL TENANT	2292	16
AVG SQFT/OFFICE WORKER	274	22
AVG % OFFICE OCCUPANCY	87.4	23
AVG % RETAIL OCCUPANCY	85.8	17
AVG $ RATE YR-END RENT	24.32	21
AVG NET PRKNG INC/STALL	975.14	5
RENTABLE/GROSS SQFT	.88	24

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.60**	**26**
PAYROLL	.75	11
CONTRACT	1.18	26
SUP/MAT/MISC	.09	23
TRASH REMOVAL	.05	24
REPR/MAINT TOTAL	**1.73**	**26**
PAYROLL	.75	26
ELEVATOR	.27	26
HVAC	.21	26
ELECTRICAL	.09	25
STRUCT/ROOF	.19	13
PLUMBING	.04	22
FIRE/LIFE SFTY	.04	18
OTHER MAINT/SUP	.26	25

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.83**	**26**
ELECTRICAL	1.56	26
GAS	.27	18
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	26
RDS/GNDS/SEC TOTAL	**.44**	**22**
RDS/GNDS TOTAL	.08	13
RDS/GNDS PAYRL	.08	2
RDS/GNDS CONTR	.05	10
RDS/GNDS OTHER	.07	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.41	21
SEC PAYROLL	.29	13
SEC CONTRACTS	.29	15
SEC OTHER	.03	12
ADMIN TOTAL	**1.12**	**26**
PAYROLL	.35	26
MGMT FEES	.61	22
PROF FEES	.10	19
GEN OFC EXP	.15	24
OTHER ADM EXP	.04	21

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**5.23**	**26**
REAL ESTATE TAX	5.04	26
BUILDING INS	.18	21
PERS PROP TAX		
OTHER TAX	.09	6
LEASING EXPENSES	**2.21**	**20**
ADV/PROMOTION	.06	14
COMMISSIONS	.14	11
PROF FEES	.39	17
TENANT ALTS	1.59	18
BUY-OUTS	.62	5
OTHER LEASING	.74	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.61**	**26**
CLEANING	.75	11
REPAIR/MAINT	.75	26
RDS/GROUNDS	.08	2
SECURITY	.29	13
ADMINISTRATIVE	.35	26
TOTAL CONTRACTS	**1.53**	**26**
CLEANING	1.18	26
REPAIR/MAINT	.40	10
RDS/GROUNDS	.05	10
SECURITY	.29	15
ADMINISTRATIVE	.86	23

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Chicago, IL

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	30 BLDS	29,330,306 SQ. FT.				26,087,964 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	25					24.50	23.81	19.25	28.35
RETAIL AREA	18	14.03	18.20	8.19	25.92				
OTHER AREA	9	5.39	4.53	3.11	12.62				
TOTAL RENT	25	23.84	23.34	18.25	27.95				
NET PARKING INC	12	.30	.15	.11	.24				
MISCELLANEOUS	22	.32	.25	.06	.38				
TOTAL INCOME	25	24.28	23.86	19.53	28.56				
EXPENSE									
CLEANING	30	1.52	1.40	1.28	1.64	1.55	1.42	1.30	1.71
REPAIR-MAINT	30	1.58	1.27	1.13	1.80	1.61	1.28	1.14	1.80
UTILITIES	30	1.43	1.29	1.04	1.58	1.46	1.31	1.05	1.59
RDS/GRNDS/SEC	29	.41	.38	.27	.47	.43	.41	.28	.50
ADMINISTRATIVE	29	1.11	1.05	.77	1.29	1.16	1.10	.80	1.32
TOTAL OPER EXP	30	6.01	5.34	5.04	7.02	6.28	5.43	5.18	7.37
FIXED EXPENSES	30	6.71	6.30	5.15	7.35	7.01	6.45	5.18	7.46
TOTAL OPER + FIX	30	12.73	12.16	10.75	13.78	13.29	12.38	11.13	13.01
LEASING EXP	23	2.24	1.10	.22	2.40				
TOTAL PAYROLL	29	1.31	1.04	.83	1.60				
TOTAL CONTRACT	29	1.87	1.57	1.24	2.09				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20444	30
AVG SQFT/RETAIL TENANT	3349	24
AVG SQFT/OFFICE WORKER	286	23
AVG % OFFICE OCCUPANCY	89.1	30
AVG % RETAIL OCCUPANCY	82.0	24
AVG $ RATE YR-END RENT	25.45	21
AVG NET PRKNG INC/STALL	941.30	10
RENTABLE/GROSS SQFT	.87	27

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.53	29
PAYROLL	.55	9
CONTRACT	1.22	29
SUP/MAT/MISC	.10	23
TRASH REMOVAL	.04	27
REPR/MAINT TOTAL	1.60	29
PAYROLL	.67	28
ELEVATOR	.30	28
HVAC	.21	27
ELECTRICAL	.09	26
STRUCT/ROOF	.09	14
PLUMBING	.02	26
FIRE/LIFE SFTY	.03	21
OTHER MAINT/SUP	.27	29

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.45	29
ELECTRICAL	1.32	29
GAS	.11	14
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	29
RDS/GNDS/SEC TOTAL	.41	28
RDS/GNDS TOTAL	.07	15
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	11
RDS/GNDS OTHER	.04	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.39	27
SEC PAYROLL	.37	14
SEC CONTRACTS	.22	20
SEC OTHER	.03	15
ADMIN TOTAL	1.13	27
PAYROLL	.28	27
MGMT FEES	.62	24
PROF FEES	.07	24
GEN OFC EXP	.07	26
OTHER ADM EXP	.23	26

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	6.72	29
REAL ESTATE TAX	6.54	29
BUILDING INS	.18	29
PERS PROP TAX		
OTHER TAX	.02	4
LEASING EXPENSES	2.24	23
ADV/PROMOTION	.06	21
COMMISSIONS	.13	15
PROF FEES	.38	20
TENANT ALTS	1.98	20
BUY-OUTS	.35	6
OTHER LEASING	.07	12

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.31	29
CLEANING	.55	9
REPAIR/MAINT	.67	28
RDS/GROUNDS		
SECURITY	.37	14
ADMINISTRATIVE	.28	27
TOTAL CONTRACTS	1.87	29
CLEANING	1.22	29
REPAIR/MAINT	.52	16
RDS/GROUNDS	.07	11
SECURITY	.22	20
ADMINISTRATIVE	.62	26

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Chicago, IL

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	80 BLDS	10,823,773 SQ. FT.				10,631,204 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	80					15.99	14.46	11.57	18.79
RETAIL AREA	9	3.54	2.89	2.62	3.75				
OTHER AREA	9	6.01	7.79	2.62	10.21				
TOTAL RENT	80	15.78	14.58	11.08	18.79				
NET PARKING INC	19	.13	.11	.05	.17				
MISCELLANEOUS	66	.51	.18	.09	.85				
TOTAL INCOME	80	16.19	15.27	12.28	19.79				
EXPENSE									
CLEANING	78	.89	.81	.76	1.00	.90	.82	.76	1.00
REPAIR-MAINT	79	1.25	1.10	.84	1.29	1.26	1.12	.86	1.29
UTILITIES	75	1.52	1.40	1.23	1.84	1.53	1.40	1.23	1.84
RDS/GRNDS/SEC	79	.51	.43	.33	.57	.52	.44	.34	.57
ADMINISTRATIVE	80	.87	1.01	.77	1.18	.88	1.01	.78	1.18
TOTAL OPER EXP	75	5.08	5.01	4.63	5.79	5.17	5.06	4.77	5.81
FIXED EXPENSES	80	3.10	2.89	1.93	3.96	3.16	2.90	1.95	3.99
TOTAL OPER + FIX	75	8.10	8.00	6.73	9.51	8.26	8.04	6.81	9.65
LEASING EXP	69	2.58	1.04	.27	3.12				
TOTAL PAYROLL	73	.78	.50	.38	.86				
TOTAL CONTRACT	80	1.15	1.09	.91	1.33				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8168	67
AVG SQFT/RETAIL TENANT	3801	11
AVG SQFT/OFFICE WORKER	304	52
AVG % OFFICE OCCUPANCY	87.2	75
AVG % RETAIL OCCUPANCY	75.1	13
AVG $ RATE YR-END RENT	19.47	54
AVG NET PRKNG INC/STALL	42.35	14
RENTABLE/GROSS SQFT	.90	64

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.89	78
PAYROLL	.34	15
CONTRACT	.66	78
SUP/MAT/MISC	.06	66
TRASH REMOVAL	.06	78
REPR/MAINT TOTAL	1.25	79
PAYROLL	.42	65
ELEVATOR	.12	70
HVAC	.22	79
ELECTRICAL	.08	74
STRUCT/ROOF	.07	60
PLUMBING	.04	73
FIRE/LIFE SFTY	.05	46
OTHER MAINT/SUP	.37	74

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.52	73
ELECTRICAL	1.38	73
GAS	.08	40
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.07	3
COAL		
WATER/SEWER	.08	69
RDS/GNDS/SEC TOTAL	.51	79
RDS/GNDS TOTAL	.28	79
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.21	69
RDS/GNDS OTHER	.13	48

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	73
SEC PAYROLL	.23	14
SEC CONTRACTS	.21	58
SEC OTHER	.02	28
ADMIN TOTAL	.87	80
PAYROLL	.28	53
MGMT FEES	.55	72
PROF FEES	.09	64
GEN OFC EXP	.10	68
OTHER ADM EXP	.05	58

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.10	80
REAL ESTATE TAX	2.86	80
BUILDING INS	.14	80
PERS PROP TAX	.07	4
OTHER TAX	.04	4
LEASING EXPENSES	2.58	69
ADV/PROMOTION	.16	58
COMMISSIONS	.11	30
PROF FEES	.52	46
TENANT ALTS	2.68	45
BUY-OUTS		
OTHER LEASING	.19	27

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.78	73
CLEANING	.34	15
REPAIR/MAINT	.42	65
RDS/GROUNDS		
SECURITY	.23	14
ADMINISTRATIVE	.28	53
TOTAL CONTRACTS	1.15	80
CLEANING	.66	78
REPAIR/MAINT	.38	27
RDS/GROUNDS	.21	69
SECURITY	.21	58
ADMINISTRATIVE	.58	77

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Chicago, IL

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	187,435 SQ. FT.				187,435 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					13.83	13.45	10.31	16.79
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	13.83	13.45	10.31	16.79				
NET PARKING INC									
MISCELLANEOUS	3	1.16	.23						
TOTAL INCOME	5	14.60	14.29	11.82	16.80				
EXPENSE									
CLEANING	5	1.02	1.04	.88	1.15	1.02	1.04	.88	1.15
REPAIR-MAINT	5	1.10	1.02	.73	1.43	1.10	1.02	.73	1.43
UTILITIES	4	1.77	1.57	1.33	2.05	1.77	1.57	1.33	2.05
RDS/GRNDS/SEC	5	.42	.45	.34	.51	.42	.45	.34	.51
ADMINISTRATIVE	5	1.20	1.16	.97	1.49	1.20	1.16	.97	1.49
TOTAL OPER EXP	4	5.70	5.60	5.24	6.03	5.70	5.60	5.24	6.03
FIXED EXPENSES	5	2.24	1.76	1.19	3.43	2.24	1.76	1.19	3.43
TOTAL OPER + FIX	4	7.69	7.07	6.42	8.70	7.69	7.07	6.42	8.70
LEASING EXP	5	3.73	1.66	1.25	6.29				
TOTAL PAYROLL	5	.35	.30	.23	.46				
TOTAL CONTRACT	5	1.24	1.17	.98	1.53				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2445	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	87.6	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	20.03	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.99	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.02	5
PAYROLL		
CONTRACT	.81	5
SUP/MAT/MISC	.07	4
TRASH REMOVAL	.16	5
REPR/MAINT TOTAL	1.10	5
PAYROLL	.35	5
ELEVATOR	.11	5
HVAC	.24	5
ELECTRICAL	.05	5
STRUCT/ROOF	.02	3
PLUMBING	.02	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.32	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.77	4
ELECTRICAL	1.56	4
GAS	.22	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	4
RDS/GNDS/SEC TOTAL	.42	5
RDS/GNDS TOTAL	.36	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.23	3
RDS/GNDS OTHER	.30	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.08	4
SEC PAYROLL		
SEC CONTRACTS	.08	4
SEC OTHER		
ADMIN TOTAL	1.20	5
PAYROLL		
MGMT FEES	.78	5
PROF FEES	.19	5
GEN OFC EXP	.11	2
OTHER ADM EXP	.32	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.24	5
REAL ESTATE TAX	2.13	5
BUILDING INS	.11	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	3.73	5
ADV/PROMOTION	.04	3
COMMISSIONS		
PROF FEES	.42	4
TENANT ALTS	3.82	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.35	5
CLEANING		
REPAIR/MAINT	.35	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.24	5
CLEANING	.81	5
REPAIR/MAINT	.57	2
RDS/GROUNDS	.23	3
SECURITY	.08	4
ADMINISTRATIVE	.97	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	14 BLDS	948,682 SQ. FT.				941,734 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	14					15.79	15.79	10.11	19.88
RETAIL AREA									
OTHER AREA									
TOTAL RENT	14	15.80	15.79	10.11	19.88				
NET PARKING INC									
MISCELLANEOUS	11	.56	.12	.11	.62				
TOTAL INCOME	14	16.25	17.21	11.50	19.89				
EXPENSE									
CLEANING	13	.97	.92	.75	1.02	.96	.92	.75	1.02
REPAIR-MAINT	14	1.17	1.11	.90	1.29	1.18	1.15	.90	1.29
UTILITIES	12	1.88	1.71	1.47	2.16	1.89	1.71	1.47	2.24
RDS/GRNDS/SEC	14	.40	.38	.32	.46	.40	.38	.35	.46
ADMINISTRATIVE	14	1.03	1.05	.77	1.22	1.04	1.09	.77	1.22
TOTAL OPER EXP	12	5.62	5.47	5.13	5.88	5.67	5.52	5.25	5.86
FIXED EXPENSES	14	2.80	2.83	1.92	3.59	2.82	2.83	1.92	3.59
TOTAL OPER + FIX	12	8.47	8.38	7.41	9.58	8.54	8.38	7.64	9.58
LEASING EXP	12	1.78	.38	.11	1.17				
TOTAL PAYROLL	11	.54	.43	.29	.75				
TOTAL CONTRACT	14	1.23	1.12	1.01	1.73				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9093	10
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	245	6
AVG % OFFICE OCCUPANCY	85.1	13
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.81	9
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.97	13
PAYROLL	.15	2
CONTRACT	.78	13
SUP/MAT/MISC	.09	10
TRASH REMOVAL	.10	13
REPR/MAINT TOTAL	1.17	14
PAYROLL	.44	10
ELEVATOR	.08	13
HVAC	.26	14
ELECTRICAL	.04	11
STRUCT/ROOF	.05	12
PLUMBING	.11	12
FIRE/LIFE SFTY	.02	7
OTHER MAINT/SUP	.35	13

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.82	11
ELECTRICAL	1.47	11
GAS	.20	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.06	2
COAL		
WATER/SEWER	.08	8
RDS/GNDS/SEC TOTAL	.40	14
RDS/GNDS TOTAL	.35	14
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.28	13
RDS/GNDS OTHER	.17	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.07	10
SEC PAYROLL		
SEC CONTRACTS	.07	7
SEC OTHER	.01	4
ADMIN TOTAL	1.03	14
PAYROLL	.20	5
MGMT FEES	.72	14
PROF FEES	.12	11
GEN OFC EXP	.11	12
OTHER ADM EXP	.05	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.80	14
REAL ESTATE TAX	2.68	14
BUILDING INS	.12	14
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.78	12
ADV/PROMOTION	.08	8
COMMISSIONS	.11	6
PROF FEES	.57	7
TENANT ALTS	2.82	6
BUY-OUTS		
OTHER LEASING	.01	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.54	11
CLEANING	.15	2
REPAIR/MAINT	.44	10
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.20	5
TOTAL CONTRACTS	1.23	14
CLEANING	.78	13
REPAIR/MAINT	.29	4
RDS/GROUNDS	.28	13
SECURITY	.07	7
ADMINISTRATIVE	.79	14

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Chicago, IL

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	25 BLDS	4,610,609 SQ. FT.				4,525,673 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	25					15.64	14.58	12.12	19.86
RETAIL AREA	2	2.84	2.89						
OTHER AREA	4	4.02	5.11	1.63	11.46				
TOTAL RENT	25	15.39	14.56	11.65	19.87				
NET PARKING INC	6	.09	.06	.05	.13				
MISCELLANEOUS	20	.54	.19	.08	.75				
TOTAL INCOME	25	15.81	14.90	11.98	20.03				
EXPENSE									
CLEANING	24	.82	.78	.75	.82	.83	.78	.75	.82
REPAIR-MAINT	24	1.06	1.10	.73	1.22	1.07	1.12	.73	1.24
UTILITIES	23	1.36	1.34	.96	1.48	1.37	1.34	.96	1.48
RDS/GRNDS/SEC	24	.47	.41	.27	.55	.48	.42	.28	.56
ADMINISTRATIVE	25	.96	1.01	.79	1.14	.98	1.02	.80	1.14
TOTAL OPER EXP	23	4.73	4.71	4.17	4.90	4.83	4.55	4.22	5.04
FIXED EXPENSES	25	3.33	3.50	2.18	4.13	3.40	3.56	2.18	4.38
TOTAL OPER + FIX	23	7.89	7.80	6.72	9.08	8.06	7.81	6.80	9.41
LEASING EXP	20	2.36	1.09	.35	3.12				
TOTAL PAYROLL	25	.70	.64	.52	.87				
TOTAL CONTRACT	25	.95	1.05	.88	1.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9445	21
AVG SQFT/RETAIL TENANT	2045	3
AVG SQFT/OFFICE WORKER	255	20
AVG % OFFICE OCCUPANCY	86.7	24
AVG % RETAIL OCCUPANCY	77.5	3
AVG $ RATE YR-END RENT	19.02	19
AVG NET PRKNG INC/STALL	20.98	4
RENTABLE/GROSS SQFT	.91	17

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.82	24
PAYROLL	.18	7
CONTRACT	.64	24
SUP/MAT/MISC	.06	21
TRASH REMOVAL	.06	24
REPR/MAINT TOTAL	1.07	24
PAYROLL	.39	20
ELEVATOR	.10	23
HVAC	.20	24
ELECTRICAL	.07	22
STRUCT/ROOF	.10	17
PLUMBING	.02	21
FIRE/LIFE SFTY	.05	17
OTHER MAINT/SUP	.27	23

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.38	22
ELECTRICAL	1.28	22
GAS	.05	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	21
RDS/GNDS/SEC TOTAL	.47	24
RDS/GNDS TOTAL	.27	24
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.21	23
RDS/GNDS OTHER	.13	13

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.21	23
SEC PAYROLL	.27	7
SEC CONTRACTS	.15	16
SEC OTHER	.02	12
ADMIN TOTAL •	.96	25
PAYROLL	.29	21
MGMT FEES	.53	24
PROF FEES	.11	16
GEN OFC EXP	.11	23
OTHER ADM EXP	.05	20

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.33	25
REAL ESTATE TAX	3.18	25
BUILDING INS	.14	25
PERS PROP TAX		
OTHER TAX	.06	2
LEASING EXPENSES	2.38	20
ADV/PROMOTION	.06	18
COMMISSIONS	.09	14
PROF FEES	.37	17
TENANT ALTS	2.24	17
BUY-OUTS		
OTHER LEASING	.11	7

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.70	25
CLEANING	.18	7
REPAIR/MAINT	.39	20
RDS/GROUNDS		
SECURITY	.27	7
ADMINISTRATIVE	.29	21
TOTAL CONTRACTS	.95	25
CLEANING	.64	24
REPAIR/MAINT	.21	8
RDS/GROUNDS	.21	23
SECURITY	.15	16
ADMINISTRATIVE	.60	24

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Cincinnati, OH

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	15 BLDS	5,936,530 SQ. FT.				5,734,775 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					15.06	14.62	10.51	18.54
RETAIL AREA	5	14.45	18.06	7.67	24.61				
OTHER AREA									
TOTAL RENT	15	14.78	14.45	10.15	18.46				
NET PARKING INC	11	.71	.58	.35	.96				
MISCELLANEOUS	11	.24	.18	.06	.37				
TOTAL INCOME	15	15.46	14.92	10.62	18.62				
EXPENSE									
CLEANING	15	.89	.94	.68	1.00	.90	.95	.68	1.02
REPAIR-MAINT	15	1.19	1.17	.79	1.40	1.22	1.20	.79	1.48
UTILITIES	15	1.26	1.33	1.12	1.47	1.27	1.33	1.12	1.50
RDS/GRNDS/SEC	14	.50	.43	.35	.49	.52	.43	.36	.51
ADMINISTRATIVE	15	.79	.71	.58	.90	.81	.75	.60	.90
TOTAL OPER EXP	15	4.58	4.33	3.97	4.95	4.74	4.53	4.00	5.10
FIXED EXPENSES	15	1.68	1.80	.97	2.10	1.74	1.96	1.00	2.12
TOTAL OPER + FIX	15	6.25	6.21	5.74	6.62	6.47	6.40	5.78	6.78
LEASING EXP	11	.75	.75	.12	1.52				
TOTAL PAYROLL	13	.74	.69	.46	.83				
TOTAL CONTRACT	13	1.27	1.21	.98	1.35				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17660	13
AVG SQFT/RETAIL TENANT	2676	11
AVG SQFT/OFFICE WORKER	263	13
AVG % OFFICE OCCUPANCY	89.6	15
AVG % RETAIL OCCUPANCY	88.6	11
AVG $ RATE YR-END RENT	18.05	11
AVG NET PRKNG INC/STALL	1320.92	9
RENTABLE/GROSS SQFT	.89	13

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.95	13
PAYROLL	.32	3
CONTRACT	.72	13
SUP/MAT/MISC	.07	12
TRASH REMOVAL	.06	12
REPR/MAINT TOTAL	1.13	13
PAYROLL	.44	10
ELEVATOR	.23	13
HVAC	.22	13
ELECTRICAL	.15	12
STRUCT/ROOF	.03	6
PLUMBING	.02	8
FIRE/LIFE SFTY	.03	8
OTHER MAINT/SUP	.20	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.33	12
ELECTRICAL	1.19	12
GAS	.10	9
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	11
RDS/GNDS/SEC TOTAL	.51	13
RDS/GNDS TOTAL	.15	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	9
RDS/GNDS OTHER	.16	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.41	13
SEC PAYROLL		
SEC CONTRACTS	.39	13
SEC OTHER	.04	7
ADMIN TOTAL	.77	13
PAYROLL	.28	13
MGMT FEES	.30	13
PROF FEES	.06	9
GEN OFC EXP	.13	12
OTHER ADM EXP	.05	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.72	13
REAL ESTATE TAX	1.58	13
BUILDING INS	.12	13
PERS PROP TAX	.03	4
OTHER TAX	.01	4
LEASING EXPENSES	.75	11
ADV/PROMOTION	.04	10
COMMISSIONS	.02	5
PROF FEES	.11	11
TENANT ALTS	.73	9
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.74	13
CLEANING	.32	3
REPAIR/MAINT	.44	10
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.28	13
TOTAL CONTRACTS	1.27	13
CLEANING	.72	13
REPAIR/MAINT	.19	4
RDS/GROUNDS	.07	9
SECURITY	.39	13
ADMINISTRATIVE	.33	13

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Cincinnati, OH

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,715,466 SQ. FT.				2,662,352 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					17.76	17.22	15.02	20.58
RETAIL AREA	2	18.50	21.14						
OTHER AREA									
TOTAL RENT	5	17.72	17.22	15.20	20.41				
NET PARKING INC	3	1.12	1.19						
MISCELLANEOUS	5	.20	.15	.06	.37				
TOTAL INCOME	5	18.61	17.26	15.88	21.90				
EXPENSE									
CLEANING	5	1.00	1.00	.97	1.03	1.01	1.01	.97	1.04
REPAIR-MAINT	5	.91	.94	.58	1.22	.93	.96	.58	1.27
UTILITIES	5	1.21	1.32	1.03	1.33	1.22	1.32	1.04	1.33
RDS/GRNDS/SEC	5	.38	.37	.31	.45	.39	.38	.31	.47
ADMINISTRATIVE	5	.88	.72	.65	1.23	.90	.73	.68	1.23
TOTAL OPER EXP	5	4.39	4.29	4.22	4.62	4.48	4.46	4.24	4.74
FIXED EXPENSES	5	2.15	2.07	1.94	2.41	2.20	2.07	1.96	2.51
TOTAL OPER+FIX	5	6.55	6.60	6.28	6.78	6.68	6.64	6.34	7.05
LEASING EXP	4	.45	.42	.12	.75				
TOTAL PAYROLL	5	.83	.57	.50	1.31				
TOTAL CONTRACT	5	1.21	1.23	.92	1.48				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	25969	3
AVG SQFT/RETAIL TENANT	4793	3
AVG SQFT/OFFICE WORKER	286	3
AVG % OFFICE OCCUPANCY	96.0	5
AVG % RETAIL OCCUPANCY	99.3	3
AVG $ RATE YR-END RENT	23.92	2
AVG NET PRKNG INC/STALL	1557.44	3
RENTABLE/GROSS SQFT	.86	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.00**	**5**
PAYROLL	.32	3
CONTRACT	.69	5
SUP/MAT/MISC	.09	4
TRASH REMOVAL	.05	5
REPR/MAINT TOTAL	**.91**	**5**
PAYROLL	.42	4
ELEVATOR	.23	5
HVAC	.09	5
ELECTRICAL	.02	4
STRUCT/ROOF		
PLUMBING	.02	2
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.20	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.23**	**4**
ELECTRICAL	1.15	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	**.38**	**5**
RDS/GNDS TOTAL	.06	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.33	5
SEC PAYROLL		
SEC CONTRACTS	.33	5
SEC OTHER		
ADMIN TOTAL	**.88**	**5**
PAYROLL	.30	5
MGMT FEES	.33	5
PROF FEES	.07	3
GEN OFC EXP	.18	5
OTHER ADM EXP	.06	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.15**	**5**
REAL ESTATE TAX	2.03	5
BUILDING INS	.12	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.45**	**4**
ADV/PROMOTION	.04	4
COMMISSIONS	.02	2
PROF FEES	.07	4
TENANT ALTS	.65	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.83**	**5**
CLEANING	.32	3
REPAIR/MAINT	.42	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.30	5
TOTAL CONTRACTS	**1.21**	**5**
CLEANING	.69	5
REPAIR/MAINT	.16	2
RDS/GROUNDS	.06	4
SECURITY	.33	5
ADMINISTRATIVE	.37	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	17 BLDS	1,007,340 SQ. FT.				1,003,340 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	15					10.29	9.34	8.19	11.36
RETAIL AREA									
OTHER AREA									
TOTAL RENT	15	10.25	9.34	8.19	11.36				
NET PARKING INC									
MISCELLANEOUS	15	.08	.05	.03	.18				
TOTAL INCOME	15	10.33	9.43	8.37	11.39				
EXPENSE									
CLEANING	17	.80	.91	.82	.96	.80	.91	.82	.96
REPAIR-MAINT	17	.66	.76	.74	.80	.66	.76	.74	.80
UTILITIES	16	1.26	1.33	.55	1.49	1.26	1.33	.55	1.49
RDS/GRNDS/SEC	17	.30	.28	.25	.31	.30	.28	.25	.31
ADMINISTRATIVE	15	.92	.97	.93	1.10	.93	.97	.93	1.10
TOTAL OPER EXP	16	3.53	4.16	3.48	4.32	3.54	4.16	3.48	4.32
FIXED EXPENSES	15	1.06	1.06	.65	1.19	1.07	1.06	.65	1.20
TOTAL OPER+FIX	14	5.12	4.91	4.67	5.34	5.15	4.91	4.67	5.34
LEASING EXP	15	3.09	3.45	3.24	3.71				
TOTAL PAYROLL	15	.55	.70	.51	.78				
TOTAL CONTRACT	15	1.29	1.19	1.16	1.32				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4357	17
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	296	14
AVG % OFFICE OCCUPANCY	89.5	17
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.87	17
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.80	17

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.89**	**15**
PAYROLL		
CONTRACT	.79	15
SUP/MAT/MISC	.06	15
TRASH REMOVAL	.04	15
REPR/MAINT TOTAL	**.78**	**15**
PAYROLL	.35	12
ELEVATOR	.08	15
HVAC	.12	15
ELECTRICAL	.04	15
STRUCT/ROOF	.04	14
PLUMBING	.01	15
FIRE/LIFE SFTY	.03	15
OTHER MAINT/SUP	.17	15

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.13**	**14**
ELECTRICAL	.88	14
GAS	.18	11
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	14
RDS/GNDS/SEC TOTAL	**.31**	**15**
RDS/GNDS TOTAL	.27	15
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.25	15
RDS/GNDS OTHER	.02	12

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.04	15
SEC PAYROLL -		
SEC CONTRACTS	.04	15
SEC OTHER		
ADMIN TOTAL	**.92**	**15**
PAYROLL	.35	13
MGMT FEES	.49	15
PROF FEES	.05	14
GEN OFC EXP	.08	15
OTHER ADM EXP	.06	14

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.06**	**15**
REAL ESTATE TAX	.95	15
BUILDING INS	.11	15
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**3.09**	**15**
ADV/PROMOTION	.03	11
COMMISSIONS	.09	14
PROF FEES	.49	14
TENANT ALTS	2.55	15
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.55**	**15**
CLEANING		
REPAIR/MAINT	.35	12
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.35	13
TOTAL CONTRACTS	**1.29**	**15**
CLEANING	.79	15
REPAIR/MAINT	.23	14
RDS/GROUNDS	.25	15
SECURITY	.04	15
ADMINISTRATIVE	.53	15

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Cincinnati, OH

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	327,407 SQ. FT.				327,407 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					9.14	8.96	8.11	9.42
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10	9.14	8.96	8.11	9.42				
NET PARKING INC									
MISCELLANEOUS	10	.14	.18	.05	.18				
TOTAL INCOME	10	9.27	9.06	8.29	9.47				
EXPENSE									
CLEANING	10	.97	.92	.89	.96	.97	.92	.89	.96
REPAIR-MAINT	10	.81	.77	.74	.80	.81	.77	.74	.80
UTILITIES	9	1.17	1.33	.55	1.46	1.17	1.33	.55	1.46
RDS/GRNDS/SEC	10	.28	.27	.25	.29	.28	.27	.25	.29
ADMINISTRATIVE	10	1.04	1.00	.95	1.08	1.04	1.00	.95	1.08
TOTAL OPER EXP	9	4.33	4.17	3.62	4.60	4.33	4.17	3.62	4.60
FIXED EXPENSES	10	.86	.86	.64	1.07	.86	.86	.64	1.07
TOTAL OPER + FIX	9	5.17	4.91	4.67	5.29	5.17	4.91	4.67	5.29
LEASING EXP	10	3.68	3.49	3.39	3.64				
TOTAL PAYROLL	10	.77	.75	.69	.78				
TOTAL CONTRACT	10	1.25	1.18	1.16	1.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1757	10
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	368	10
AVG % OFFICE OCCUPANCY	81.0	10
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.75	10
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.87	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.97**	**10**
PAYROLL		
CONTRACT	.86	10
SUP/MAT/MISC	.06	10
TRASH REMOVAL	.05	10
REPR/MAINT TOTAL	**.81**	**10**
PAYROLL	.36	10
ELEVATOR	.10	10
HVAC	.08	10
ELECTRICAL	.05	10
STRUCT/ROOF		
PLUMBING	.01	10
FIRE/LIFE SFTY	.03	10
OTHER MAINT/SUP	.17	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.17**	**9**
ELECTRICAL	.88	9
GAS	.19	9
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	9
RDS/GNDS/SEC TOTAL	**.28**	**10**
RDS/GNDS TOTAL	.25	10
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.24	10
RDS/GNDS OTHER	.01	10

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.03	10
SEC PAYROLL		
SEC CONTRACTS	.03	10
SEC OTHER		
ADMIN TOTAL	**1.04**	**10**
PAYROLL	.40	10
MGMT FEES	.44	10
PROF FEES	.04	10
GEN OFC EXP	.11	10
OTHER ADM EXP	.05	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.86**	**10**
REAL ESTATE TAX	.77	10
BUILDING INS	.09	10
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**3.68**	**10**
ADV/PROMOTION	.03	10
COMMISSIONS	.13	10
PROF FEES	.67	10
TENANT ALTS	2.88	10
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.77**	**10**
CLEANING		
REPAIR/MAINT	.36	10
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.40	10
TOTAL CONTRACTS	**1.25**	**10**
CLEANING	.86	10
REPAIR/MAINT	.12	10
RDS/GROUNDS	.24	10
SECURITY	.03	10
ADMINISTRATIVE	.48	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Cleveland, OH

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	22 BLDS	7,989,743 SQ. FT.				7,464,229 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	22					11.73	11.93	7.93	13.88
RETAIL AREA	19	9.57	10.37	5.42	18.39				
OTHER AREA	5	3.79	4.55	1.86	10.79				
TOTAL RENT	22	11.38	12.38	7.24	14.67				
NET PARKING INC	10	.64	.50	.11	1.02				
MISCELLANEOUS	16	1.37	1.45	.68	1.91				
TOTAL INCOME	22	12.83	14.07	8.36	15.78				
EXPENSE									
CLEANING	21	1.01	1.00	.80	1.09	1.04	1.02	.86	1.17
REPAIR-MAINT	20	.99	.95	.78	1.18	1.02	1.06	.82	1.27
UTILITIES	20	1.65	1.81	1.24	2.17	1.67	1.81	1.27	2.17
RDS/GRNDS/SEC	22	.43	.31	.24	.50	.46	.36	.25	.50
ADMINISTRATIVE	22	.75	.73	.63	.99	.80	.98	.63	1.01
TOTAL OPER EXP	17	5.08	4.99	4.01	5.41	5.36	5.34	5.01	5.63
FIXED EXPENSES	22	1.59	1.40	.85	1.80	1.71	1.48	1.04	1.84
TOTAL OPER + FIX	17	6.94	6.39	5.15	7.19	7.33	6.82	6.12	7.47
LEASING EXP	22	1.07	.43	.08	1.14				
TOTAL PAYROLL	22	.94	.73	.40	1.37				
TOTAL CONTRACT	22	1.05	1.07	.69	1.44				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14842	22
AVG SQFT/RETAIL TENANT	2524	17
AVG SQFT/OFFICE WORKER	310	17
AVG % OFFICE OCCUPANCY	90.9	22
AVG % RETAIL OCCUPANCY	86.1	17
AVG $ RATE YR-END RENT	15.06	17
AVG NET PRKNG INC/STALL	837.81	4
RENTABLE/GROSS SQFT	.89	19

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.03**	**20**
PAYROLL	.88	4
CONTRACT	.75	20
SUP/MAT/MISC	.05	11
TRASH REMOVAL	.05	15
REPR/MAINT TOTAL	**.99**	**20**
PAYROLL	.45	18
ELEVATOR	.21	20
HVAC	.14	20
ELECTRICAL	.03	17
STRUCT/ROOF	.08	7
PLUMBING	.01	15
FIRE/LIFE SFTY	.04	8
OTHER MAINT/SUP	.20	20

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.65**	**20**
ELECTRICAL	1.29	20
GAS	.14	11
FUEL OIL		
PURCH STEAM	.33	12
PURCH CH WTR		
COAL		
WATER/SEWER	.11	20
RDS/GNDS/SEC TOTAL	**.43**	**22**
RDS/GNDS TOTAL	.07	12
RDS/GNDS PAYRL	.07	2
RDS/GNDS CONTR	.02	6
RDS/GNDS OTHER	.07	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.39	22
SEC PAYROLL	.24	12
SEC CONTRACTS	.26	16
SEC OTHER	.05	9
ADMIN TOTAL	**.75**	**22**
PAYROLL	.35	17
MGMT FEES	.37	16
PROF FEES	.05	18
GEN OFC EXP	.07	17
OTHER ADM EXP	.06	19

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.59**	**22**
REAL ESTATE TAX	1.41	22
BUILDING INS	.15	22
PERS PROP TAX	.06	5
OTHER TAX	.03	8
LEASING EXPENSES	**1.07**	**22**
ADV/PROMOTION	.05	15
COMMISSIONS	.01	4
PROF FEES	.22	16
TENANT ALTS	1.19	14
BUY-OUTS		
OTHER LEASING	.07	9

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.94**	**22**
CLEANING	.88	4
REPAIR/MAINT	.45	18
RDS/GROUNDS	.07	2
SECURITY	.24	12
ADMINISTRATIVE	.35	17
TOTAL CONTRACTS	**1.05**	**22**
CLEANING	.75	20
REPAIR/MAINT	.27	8
RDS/GROUNDS	.02	6
SECURITY	.26	16
ADMINISTRATIVE	.36	22

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Cleveland, OH

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,196,218 SQ. FT.				1,056,440 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					9.81	11.20	6.74	12.54
RETAIL AREA	7	8.23	11.04	8.57	18.39				
OTHER AREA	3	1.51	4.55						
TOTAL RENT	7	9.48	11.74	6.22	12.65				
NET PARKING INC	3	.39	.27						
MISCELLANEOUS	7	1.86	1.64	1.33	2.63				
TOTAL INCOME	7	11.51	14.69	7.69	15.52				
EXPENSE									
CLEANING	7	.97	.94	.76	1.05	1.05	1.01	.81	1.10
REPAIR-MAINT	7	.92	.89	.81	1.00	1.01	.99	.83	1.19
UTILITIES	7	1.49	1.41	1.25	1.61	1.50	1.41	1.27	1.62
RDS/GRNDS/SEC	7	.29	.27	.24	.33	.33	.34	.26	.37
ADMINISTRATIVE	7	.79	.72	.67	.86	.89	.98	.73	1.03
TOTAL OPER EXP	7	4.46	4.24	3.78	5.05	5.05	5.10	4.77	5.52
FIXED EXPENSES	7	1.06	1.06	.77	1.44	1.20	1.16	1.04	1.50
TOTAL OPER + FIX	7	5.52	5.41	4.72	6.01	6.25	6.14	5.98	6.50
LEASING EXP	7	.73	.28	.13	1.14				
TOTAL PAYROLL	7	.97	[illegible]	.47	1.21				
TOTAL CONTRACT	7	1.22	1.10	1.00	1.46				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6687	7
AVG SQFT/RETAIL TENANT	3358	6
AVG SQFT/OFFICE WORKER	304	7
AVG % OFFICE OCCUPANCY	78.5	7
AVG % RETAIL OCCUPANCY	82.0	6
AVG $ RATE YR-END RENT	12.47	6
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.91	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.97	7
PAYROLL		
CONTRACT	.73	7
SUP/MAT/MISC	.04	3
TRASH REMOVAL	.06	7
REPR/MAINT TOTAL	.92	7
PAYROLL	.43	7
ELEVATOR	.17	7
HVAC	.07	7
ELECTRICAL	.04	6
STRUCT/ROOF	.01	2
PLUMBING	.02	7
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.19	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.49	7
ELECTRICAL	.96	7
GAS	.02	2
FUEL OIL		
PURCH STEAM	.50	6
PURCH CH WTR		
COAL		
WATER/SEWER	.06	7
RDS/GNDS/SEC TOTAL	.29	7
RDS/GNDS TOTAL	.01	6
RDS/GNDS PAYRL	-	
RDS/GNDS CONTR	.01	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.28	7
SEC PAYROLL	.13	3
SEC CONTRACTS	.22	7
SEC OTHER		
ADMIN TOTAL	.79	7
PAYROLL	.38	5
MGMT FEES	.44	6
PROF FEES	.07	5
GEN OFC EXP	.02	6
OTHER ADM EXP	.03	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.06	7
REAL ESTATE TAX	.85	7
BUILDING INS	.20	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.73	7
ADV/PROMOTION	.04	4
COMMISSIONS		
PROF FEES	.18	7
TENANT ALTS	.70	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.97	7
CLEANING		
REPAIR/MAINT	.43	7
RDS/GROUNDS		
SECURITY	.13	3
ADMINISTRATIVE	.38	5
TOTAL CONTRACTS	1.22	7
CLEANING	.73	7
REPAIR/MAINT	.37	5
RDS/GROUNDS	.01	5
SECURITY	.22	7
ADMINISTRATIVE	.43	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,376,592 SQ. FT.				2,228,780 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					12.68	12.44	7.41	16.27
RETAIL AREA	3	12.22	10.54						
OTHER AREA	2	4.48	9.42						
TOTAL RENT	5	12.26	12.56	7.52	16.22				
NET PARKING INC	2	1.00	1.05						
MISCELLANEOUS	2	1.14	1.09						
TOTAL INCOME	5	13.07	14.07	7.93	17.21				
EXPENSE									
CLEANING	5	.94	.90	.68	1.16	.95	.93	.68	1.17
REPAIR-MAINT	5	1.19	1.18	.71	1.59	1.21	1.19	.73	1.59
UTILITIES	4	2.00	2.05	1.63	2.29	2.01	2.05	1.65	2.29
RDS/GRNDS/SEC	5	.42	.45	.17	.62	.44	.49	.18	.62
ADMINISTRATIVE	5	.76	.85	.43	1.07	.81	.85	.48	1.11
TOTAL OPER EXP	4	5.77	5.36	5.02	6.40	5.87	5.50	5.23	6.40
FIXED EXPENSES	5	1.48	1.80	.84	1.85	1.58	1.82	.94	1.85
TOTAL OPER + FIX	4	7.52	7.19	6.61	8.25	7.64	7.24	6.86	8.25
LEASING EXP	5	.52	.05	.02	1.12				
TOTAL PAYROLL	5	.77	.73	.54	.98				
TOTAL CONTRACT	5	1.12	1.11	.55	1.57				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10276	5
AVG SQFT/RETAIL TENANT	1164	2
AVG SQFT/OFFICE WORKER	328	4
AVG % OFFICE OCCUPANCY	86.7	5
AVG % RETAIL OCCUPANCY	73.8	2
AVG $ RATE YR-END RENT	15.09	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.88	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.02	4
PAYROLL		
CONTRACT	.92	4
SUP/MAT/MISC	.05	2
TRASH REMOVAL	.07	4
REPR/MAINT TOTAL	1.19	5
PAYROLL	.51	5
ELEVATOR	.19	5
HVAC	.17	5
ELECTRICAL	.02	5
STRUCT/ROOF	.05	3
PLUMBING	.02	5
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.26	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.00	4
ELECTRICAL	1.63	4
GAS		
FUEL OIL		
PURCH STEAM	.35	3
PURCH CH WTR		
COAL		
WATER/SEWER	.11	4
RDS/GNDS/SEC TOTAL	.42	5
RDS/GNDS TOTAL	.11	3
RDS/GNDS PAYRL	.07	2
RDS/GNDS CONTR		
RDS/GNDS OTHER	.09	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	5
SEC PAYROLL	.11	3
SEC CONTRACTS	.25	5
SEC OTHER	.03	3
ADMIN TOTAL	.76	5
PAYROLL	.17	5
MGMT FEES	.38	5
PROF FEES	.08	5
GEN OFC EXP	.11	5
OTHER ADM EXP	.03	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.48	5
REAL ESTATE TAX	1.31	5
BUILDING INS	.15	5
PERS PROP TAX	-	
OTHER TAX	.03	3
LEASING EXPENSES	.52	5
ADV/PROMOTION	.02	5
COMMISSIONS		
PROF FEES	.04	3
TENANT ALTS	.89	2
BUY-OUTS		
OTHER LEASING	.04	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.77	5
CLEANING		
REPAIR/MAINT	.51	5
RDS/GROUNDS	.07	2
SECURITY	.11	3
ADMINISTRATIVE	.17	5
TOTAL CONTRACTS	1.12	5
CLEANING	.92	4
REPAIR/MAINT	.24	2
RDS/GROUNDS		
SECURITY	.25	5
ADMINISTRATIVE	.46	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Cleveland, OH

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	3,359,522 SQ. FT.				3,244,861 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					12.45	15.01		
RETAIL AREA	2	10.44	11.93						
OTHER AREA									
TOTAL RENT	3	12.34	14.75						
NET PARKING INC	2	.52	.65						
MISCELLANEOUS	3	1.64	1.91						
TOTAL INCOME	3	14.76	15.56						
EXPENSE									
CLEANING	3	1.08	1.05			1.11	1.09		
REPAIR-MAINT	3	.93	1.13			.96	1.16		
UTILITIES	2	1.86	1.87			1.90	1.90		
RDS/GRNDS/SEC	3	.44	.43			.46	.44		
ADMINISTRATIVE	3	.71	.94			.73	.99		
TOTAL OPER EXP	2	5.38	5.50			5.52	5.63		
FIXED EXPENSES	3	2.00	1.82			2.07	1.85		
TOTAL OPER + FIX	2	8.21	8.14			8.42	8.34		
LEASING EXP	3	1.85	2.27						
TOTAL PAYROLL	3	.88	.42						
TOTAL CONTRACT	3	.98	1.37						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	60937	3
AVG SQFT/RETAIL TENANT	2631	2
AVG SQFT/OFFICE WORKER	391	3
AVG % OFFICE OCCUPANCY	95.8	3
AVG % RETAIL OCCUPANCY	94.3	2
AVG $ RATE YR-END RENT	15.41	2
AVG NET PRKNG INC/STALL	729.13	2
RENTABLE/GROSS SQFT	.84	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.08	3
PAYROLL		
CONTRACT	.60	3
SUP/MAT/MISC	.05	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	.93	3
PAYROLL		
ELEVATOR	.26	3
HVAC	.18	3
ELECTRICAL	.03	3
STRUCT/ROOF	.11	2
PLUMBING	.01	3
FIRE/LIFE SFTY	.05	3
OTHER MAINT/SUP	.19	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.86	2
ELECTRICAL	1.67	2
GAS	.08	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	2
RDS/GNDS/SEC TOTAL	.44	3
RDS/GNDS TOTAL	.07	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.07	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	3
SEC PAYROLL		
SEC CONTRACTS	.29	3
SEC OTHER	.08	2
ADMIN TOTAL	.71	3
PAYROLL	.42	2
MGMT FEES	.33	3
PROF FEES	.02	2
GEN OFC EXP	.05	3
OTHER ADM EXP	.05	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.00	3
REAL ESTATE TAX	1.83	3
BUILDING INS	.12	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.85	3
ADV/PROMOTION	.09	2
COMMISSIONS	.01	3
PROF FEES	.44	2
TENANT ALTS	1.45	3
BUY-OUTS		
OTHER LEASING	.08	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.88	3
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.42	2
TOTAL CONTRACTS	.98	3
CLEANING	.60	3
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.29	3
ADMINISTRATIVE	.35	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	22 BLDS	1,258,312 SQ. FT.				1,235,829 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	21					14.58	13.11	9.55	17.72
RETAIL AREA	6	16.43	17.77	12.25	30.84				
OTHER AREA									
TOTAL RENT	21	14.58	13.11	9.55	17.72				
NET PARKING INC	8	.27	.29	.20	.33				
MISCELLANEOUS	16	.68	.41	.03	.93				
TOTAL INCOME	21	15.12	13.11	9.57	19.27				
EXPENSE									
CLEANING	20	.95	.94	.59	1.12	.96	.94	.59	1.12
REPAIR-MAINT	22	.99	.89	.63	1.48	1.01	.92	.63	1.48
UTILITIES	21	2.26	2.33	1.85	2.69	2.29	2.33	1.85	2.69
RDS/GRNDS/SEC	21	.43	.24	.16	.34	.44	.24	.16	.35
ADMINISTRATIVE	22	1.16	1.02	.88	1.38	1.18	1.05	.88	1.43
TOTAL OPER EXP	19	5.62	5.87	4.27	6.61	5.74	6.01	4.27	6.89
FIXED EXPENSES	22	1.63	1.53	1.38	1.82	1.66	1.58	1.38	1.82
TOTAL OPER + FIX	19	7.26	7.69	5.43	8.66	7.41	7.79	5.43	8.83
LEASING EXP	20	1.03	.86	.31	1.55				
TOTAL PAYROLL	22	1.02	.08	.35	1.31				
TOTAL CONTRACT	22	.94	.85	.53	1.08				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2112	20
AVG SQFT/RETAIL TENANT	1363	6
AVG SQFT/OFFICE WORKER	268	11
AVG % OFFICE OCCUPANCY	86.3	22
AVG % RETAIL OCCUPANCY	100.0	6
AVG $ RATE YR-END RENT	18.46	21
AVG NET PRKNG INC/STALL	49.17	5
RENTABLE/GROSS SQFT	.91	19

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.95	20
PAYROLL	.89	6
CONTRACT	.58	18
SUP/MAT/MISC	.10	13
TRASH REMOVAL	.06	18
REPR/MAINT TOTAL	1.00	21
PAYROLL	.45	17
ELEVATOR	.10	20
HVAC	.14	20
ELECTRICAL	.04	16
STRUCT/ROOF	.13	13
PLUMBING	.04	16
FIRE/LIFE SFTY	.01	7
OTHER MAINT/SUP	.25	21

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.26	21
ELECTRICAL	1.88	21
GAS	.27	20
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	21
RDS/GNDS/SEC TOTAL	.43	21
RDS/GNDS TOTAL	.23	19
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.20	18
RDS/GNDS OTHER	.14	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	18
SEC PAYROLL		
SEC CONTRACTS	.38	10
SEC OTHER	.01	10
ADMIN TOTAL	1.16	22
PAYROLL	.50	12
MGMT FEES	.70	19
PROF FEES	.09	15
GEN OFC EXP	.08	19
OTHER ADM EXP	.04	16

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.63	22
REAL ESTATE TAX	1.50	22
BUILDING INS	.14	18
PERS PROP TAX		
OTHER TAX	.02	5
LEASING EXPENSES	1.03	20
ADV/PROMOTION	.08	14
COMMISSIONS	.07	3
PROF FEES	.55	14
TENANT ALTS	.59	15
BUY-OUTS		
OTHER LEASING	.11	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.02	22
CLEANING	.89	6
REPAIR/MAINT	.45	17
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.50	12
TOTAL CONTRACTS	.94	22
CLEANING	.58	18
REPAIR/MAINT	.27	4
RDS/GROUNDS	.20	18
SECURITY	.38	10
ADMINISTRATIVE	.75	21

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Cleveland, OH

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	327,800 SQ. FT.				326,166 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					11.46	11.21	9.59	13.86
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10	11.46	11.21	9.59	13.86				
NET PARKING INC	2	.20	.23						
MISCELLANEOUS	7	.65	.88	.02	1.15				
TOTAL INCOME	10	11.97	11.77	9.61	14.02				
EXPENSE									
CLEANING	10	.86	1.02	.54	1.12	.86	1.02	.54	1.12
REPAIR-MAINT	10	1.10	1.04	.59	1.60	1.10	1.04	.59	1.60
UTILITIES	10	2.33	2.35	1.79	2.73	2.34	2.35	1.79	2.73
RDS/GRNDS/SEC	9	.35	.16	.11	.61	.35	.16	.12	.61
ADMINISTRATIVE	10	.97	.90	.70	1.26	.98	.90	.70	1.26
TOTAL OPER EXP	10	5.59	5.52	4.06	6.61	5.61	5.52	4.06	6.80
FIXED EXPENSES	10	1.50	1.47	1.38	1.79	1.51	1.49	1.38	1.79
TOTAL OPER + FIX	10	7.09	6.85	5.42	8.59	7.12	6.85	5.42	8.59
LEASING EXP	9	1.53	.79	.40	2.24				
TOTAL PAYROLL	10	.81	.66	.35	1.24				
TOTAL CONTRACT	10	.98	.74	.47	1.09				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1097	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	276	4
AVG % OFFICE OCCUPANCY	78.9	10
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.56	10
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.91	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.86	10
PAYROLL	.67	3
CONTRACT	.69	8
SUP/MAT/MISC	.05	7
TRASH REMOVAL	.09	10
REPR/MAINT TOTAL	1.15	9
PAYROLL	.56	7
ELEVATOR	.08	9
HVAC	.12	9
ELECTRICAL	.04	5
STRUCT/ROOF	.13	5
PLUMBING	.04	8
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.35	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.34	10
ELECTRICAL	1.89	10
GAS	.38	9
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	10
RDS/GNDS/SEC TOTAL	.35	9
RDS/GNDS TOTAL	.18	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	9
RDS/GNDS OTHER	.06	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	6
SEC PAYROLL		
SEC CONTRACTS	.41	4
SEC OTHER	.01	3
ADMIN TOTAL	.97	10
PAYROLL	.50	4
MGMT FEES	.57	10
PROF FEES	.12	6
GEN OFC EXP	.06	9
OTHER ADM EXP	.10	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.50	10
REAL ESTATE TAX	1.39	10
BUILDING INS	.13	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.53	9
ADV/PROMOTION	.16	7
COMMISSIONS	.10	2
PROF FEES	.27	8
TENANT ALTS	1.28	8
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.81	10
CLEANING	.67	3
REPAIR/MAINT	.56	7
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.50	4
TOTAL CONTRACTS	.98	10
CLEANING	.69	8
REPAIR/MAINT	.58	2
RDS/GROUNDS	.16	9
SECURITY	.41	4
ADMINISTRATIVE	.64	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	327,630 SQ. FT.				322,947 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					18.07	18.46	11.89	26.86
RETAIL AREA	2	21.29	25.25						
OTHER AREA									
TOTAL RENT	5	18.12	18.46	11.89	26.58				
NET PARKING INC	4	.29	.29	.25	.33				
MISCELLANEOUS	4	1.00	.38	.06	1.72				
TOTAL INCOME	5	19.21	20.09	13.09	26.93				
EXPENSE									
CLEANING	5	.81	.94	.59	1.09	.82	.94	.59	1.10
REPAIR-MAINT	5	.80	.66	.48	1.35	.81	.67	.48	1.39
UTILITIES	5	2.33	2.42	1.82	2.87	2.33	2.42	1.82	2.87
RDS/GRNDS/SEC	5	.26	.25	.22	.31	.27	.25	.22	.32
ADMINISTRATIVE	5	1.18	1.13	.78	1.81	1.20	1.13	.79	1.85
TOTAL OPER EXP	5	5.39	5.96	4.22	6.84	5.47	6.07	4.22	7.06
FIXED EXPENSES	5	1.97	1.82	1.20	2.87	2.00	1.82	1.20	3.00
TOTAL OPER + FIX	5	7.36	8.08	5.86	9.13	7.47	8.08	5.86	9.52
LEASING EXP	5	1.55	1.46	.87	2.09				
TOTAL PAYROLL	5	.67	.71	.28	1.23				
TOTAL CONTRACT	5	.83	.84	.49	1.22				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1586	4
AVG SQFT/RETAIL TENANT	937	2
AVG SQFT/OFFICE WORKER	315	3
AVG % OFFICE OCCUPANCY	90.8	5
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	22.75	5
AVG NET PRKNG INC/STALL	52.90	4
RENTABLE/GROSS SQFT	.87	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.81	5
PAYROLL		
CONTRACT	.59	5
SUP/MAT/MISC	.05	3
TRASH REMOVAL	.05	4
REPR/MAINT TOTAL	.80	5
PAYROLL	.39	3
ELEVATOR	.09	5
HVAC	.19	5
ELECTRICAL	.08	5
STRUCT/ROOF	.10	5
PLUMBING	.08	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.10	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.33	5
ELECTRICAL	1.89	5
GAS	.27	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.17	5
RDS/GNDS/SEC TOTAL	.26	5
RDS/GNDS TOTAL	.26	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.20	4
RDS/GNDS OTHER	.15	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.04	5
SEC PAYROLL		
SEC CONTRACTS	.07	3
SEC OTHER		
ADMIN TOTAL	1.18	5
PAYROLL	.50	3
MGMT FEES	.78	5
PROF FEES	.03	5
GEN OFC EXP	.04	4
OTHER ADM EXP	.03	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.97	5
REAL ESTATE TAX	1.77	5
BUILDING INS	.19	5
PERS PROP TAX		
OTHER TAX	.01	4
LEASING EXPENSES	1.55	5
ADV/PROMOTION	.14	2
COMMISSIONS		
PROF FEES	1.31	4
TENANT ALTS	.42	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.67	5
CLEANING		
REPAIR/MAINT	.39	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.50	3
TOTAL CONTRACTS	.83	5
CLEANING	.59	5
REPAIR/MAINT	.08	2
RDS/GROUNDS	.20	4
SECURITY	.07	3
ADMINISTRATIVE	.81	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Columbia, SC

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	972,388 SQ. FT.				946,488 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					12.06	12.16	10.32	13.75
RETAIL AREA	2	7.04	9.32						
OTHER AREA									
TOTAL RENT	4	11.92	11.90	10.32	13.34				
NET PARKING INC	3	.95	1.30						
MISCELLANEOUS	4	.05	.03	.02	.07				
TOTAL INCOME	4	12.72	12.63	10.42	14.76				
EXPENSE									
CLEANING	4	.50	.50	.44	.56	.51	.52	.47	.56
REPAIR-MAINT	4	.75	.78	.64	.87	.77	.83	.68	.87
UTILITIES	4	1.05	1.05	.93	1.19	1.07	1.10	.97	1.20
RDS/GRNDS/SEC	4	.25	.23	.16	.32	.26	.24	.16	.33
ADMINISTRATIVE	4	.74	.76	.64	.83	.76	.78	.64	.88
TOTAL OPER EXP	4	3.30	3.36	2.99	3.58	3.39	3.56	3.10	3.69
FIXED EXPENSES	4	1.12	1.13	.94	1.28	1.15	1.14	.94	1.37
TOTAL OPER + FIX	4	4.42	4.51	4.04	4.76	4.54	4.74	4.04	5.06
LEASING EXP	4	.48	.38	.03	.80				
TOTAL PAYROLL	4	.40	.31	.25	.49				
TOTAL CONTRACT	4	.87	.85	.66	1.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13588	4
AVG SQFT/RETAIL TENANT	2033	2
AVG SQFT/OFFICE WORKER	322	4
AVG % OFFICE OCCUPANCY	80.4	4
AVG % RETAIL OCCUPANCY	78.5	2
AVG $ RATE YR-END RENT	16.44	4
AVG NET PRKNG INC/STALL	397.90	3
RENTABLE/GROSS SQFT	.91	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.50	4
PAYROLL		
CONTRACT	.48	4
SUP/MAT/MISC		
TRASH REMOVAL	.01	4
REPR/MAINT TOTAL	.75	4
PAYROLL	.28	4
ELEVATOR	.14	4
HVAC	.13	4
ELECTRICAL	.03	4
STRUCT/ROOF	.07	4
PLUMBING	.01	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.09	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.05	4
ELECTRICAL	1.03	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.02	4
RDS/GNDS/SEC TOTAL	.25	4
RDS/GNDS TOTAL	.07	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	4
SEC PAYROLL		
SEC CONTRACTS	.19	4
SEC OTHER		
ADMIN TOTAL	.74	4
PAYROLL	.15	3
MGMT FEES	.42	4
PROF FEES	.03	4
GEN OFC EXP	.06	3
OTHER ADM EXP	.13	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.12	4
REAL ESTATE TAX	1.01	4
BUILDING INS	.11	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.48	4
ADV/PROMOTION		
COMMISSIONS	.04	4
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.40	4
CLEANING		
REPAIR/MAINT	.28	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.15	3
TOTAL CONTRACTS	.87	4
CLEANING	.48	4
REPAIR/MAINT	.28	2
RDS/GROUNDS	.07	3
SECURITY	.19	4
ADMINISTRATIVE	.45	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	670,048 SQ. FT.				646,948 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					11.34	10.71		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	11.17	10.71						
NET PARKING INC	2	.72	.78						
MISCELLANEOUS	3	.03	.03						
TOTAL INCOME	3	11.70	10.74						
EXPENSE									
CLEANING	3	.49	.47			.50	.51		
REPAIR-MAINT	3	.71	.72			.73	.81		
UTILITIES	3	1.03	.99			1.05	1.08		
RDS/GRNDS/SEC	3	.20	.19			.21	.19		
ADMINISTRATIVE	3	.70	.71			.72	.71		
TOTAL OPER EXP	3	3.12	3.26			3.23	3.47		
FIXED EXPENSES	3	1.05	.99			1.09	.99		
TOTAL OPER + FIX	3	4.17	4.46			4.32	4.46		
LEASING EXP	3	.29	.04						
TOTAL PAYROLL	3	.28	.30						
TOTAL CONTRACT	3	.75	.72						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13054	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	329	3
AVG % OFFICE OCCUPANCY	84.7	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.49	3
AVG NET PRKNG INC/STALL	357.28	2
RENTABLE/GROSS SQFT	.90	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.49	3
PAYROLL		
CONTRACT	.48	3
SUP/MAT/MISC		
TRASH REMOVAL	.01	3
REPR/MAINT TOTAL	.71	3
PAYROLL	.22	3
ELEVATOR	.10	3
HVAC	.17	3
ELECTRICAL	.04	3
STRUCT/ROOF	.10	3
PLUMBING	.01	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.07	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.03	3
ELECTRICAL	1.01	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.02	3
RDS/GNDS/SEC TOTAL	.20	3
RDS/GNDS TOTAL	.01	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.19	3
SEC PAYROLL		
SEC CONTRACTS	.19	3
SEC OTHER		
ADMIN TOTAL	.70	3
PAYROLL	.08	2
MGMT FEES	.40	3
PROF FEES	.04	3
GEN OFC EXP	.03	2
OTHER ADM EXP	.15	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.05	3
REAL ESTATE TAX	.97	3
BUILDING INS	.08	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.29	3
ADV/PROMOTION		
COMMISSIONS	.04	3
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.28	3
CLEANING		
REPAIR/MAINT	.22	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.08	2
TOTAL CONTRACTS	.75	3
CLEANING	.48	3
REPAIR/MAINT		
RDS/GROUNDS	.01	2
SECURITY	.19	3
ADMINISTRATIVE	.44	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Columbus, OH

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	19 BLDS	6,511,816 SQ. FT.				6,111,000 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	16					15.10	13.38	12.15	14.89
RETAIL AREA	8	16.65	14.70	14.61	18.56				
OTHER AREA	5	11.81	10.63	3.55	15.98				
TOTAL RENT	16	14.88	13.45	12.15	14.87				
NET PARKING INC	11	.45	.43	.32	.76				
MISCELLANEOUS	12	.51	.09	.05	.76				
TOTAL INCOME	16	15.61	14.67	12.86	15.42				
EXPENSE									
CLEANING	19	1.10	.91	.79	1.12	1.13	.93	.79	1.13
REPAIR-MAINT	19	1.67	1.18	.98	1.59	1.72	1.19	.98	1.62
UTILITIES	19	1.70	1.60	1.12	2.02	1.72	1.60	1.15	2.02
RDS/GRNDS/SEC	19	.67	.47	.23	.75	.71	.47	.24	.82
ADMINISTRATIVE	19	.86	.90	.65	1.07	.91	.95	.67	1.13
TOTAL OPER EXP	19	5.99	5.23	4.04	6.03	6.39	5.26	4.09	6.19
FIXED EXPENSES	18	1.53	1.07	.72	1.66	1.63	1.07	.72	1.83
TOTAL OPER+FIX	18	7.52	6.15	5.20	7.63	8.03	6.25	5.35	8.11
LEASING EXP	12	.70	.23	.08	1.19				
TOTAL PAYROLL	19	2.05	.87	.56	1.86				
TOTAL CONTRACT	19	.81	.73	.65	1.01				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	23111	17
AVG SQFT/RETAIL TENANT	2995	12
AVG SQFT/OFFICE WORKER	275	11
AVG % OFFICE OCCUPANCY	93.8	18
AVG % RETAIL OCCUPANCY	96.0	12
AVG $ RATE YR-END RENT	20.47	12
AVG NET PRKNG INC/STALL	747.55	9
RENTABLE/GROSS SQFT	.82	14

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.10**	**19**
PAYROLL	.94	9
CONTRACT	.35	19
SUP/MAT/MISC	.09	17
TRASH REMOVAL	.05	16
REPR/MAINT TOTAL	**1.67**	**19**
PAYROLL	.91	17
ELEVATOR	.27	19
HVAC	.19	19
ELECTRICAL	.09	15
STRUCT/ROOF	.06	8
PLUMBING	.06	13
FIRE/LIFE SFTY	.04	13
OTHER MAINT/SUP	.32	18

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.70**	**18**
ELECTRICAL	1.52	18
GAS	.17	14
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	18
RDS/GNDS/SEC TOTAL	**.67**	**19**
RDS/GNDS TOTAL	.19	17
RDS/GNDS PAYRL	.16	4
RDS/GNDS CONTR	.06	13
RDS/GNDS OTHER	.07	13

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.51	17
SEC PAYROLL	.46	7
SEC CONTRACTS	.30	14
SEC OTHER	.06	8
ADMIN TOTAL	**.86**	**19**
PAYROLL	.36	14
MGMT FEES	.39	14
PROF FEES	.09	11
GEN OFC EXP	.21	15
OTHER ADM EXP	.09	15

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.53**	**18**
REAL ESTATE TAX	1.42	18
BUILDING INS	.12	18
PERS PROP TAX	.11	3
OTHER TAX		
LEASING EXPENSES	**.70**	**12**
ADV/PROMOTION	.03	5
COMMISSIONS	.02	2
PROF FEES	.44	7
TENANT ALTS	.95	7
BUY-OUTS		
OTHER LEASING	.09	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.05**	**19**
CLEANING	.94	9
REPAIR/MAINT	.91	17
RDS/GROUNDS	.16	4
SECURITY	.46	7
ADMINISTRATIVE	.36	14
TOTAL CONTRACTS	**.81**	**19**
CLEANING	.35	19
REPAIR/MAINT	.53	6
RDS/GROUNDS	.06	13
SECURITY	.30	14
ADMINISTRATIVE	.42	15

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	93,422 SQ. FT.				93,422 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					12.30	12.02		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	12.30	12.02						
NET PARKING INC	2	.51	.55						
MISCELLANEOUS	2	.09	.09						
TOTAL INCOME	3	12.70	12.44						
EXPENSE									
CLEANING	3	.73	.88			.73	.88		
REPAIR-MAINT	3	.99	1.06			.99	1.06		
UTILITIES	3	1.29	1.50			1.29	1.50		
RDS/GRNDS/SEC	3	.04	.01			.04	.01		
ADMINISTRATIVE	3	.86	.80			.86	.80		
TOTAL OPER EXP	3	3.91	4.04			3.91	4.04		
FIXED EXPENSES	3	.90	.84			.90	.84		
TOTAL OPER+FIX	3	4.81	4.83			4.81	4.83		
LEASING EXP	2	.03	.02						
TOTAL PAYROLL	3	.33	.32						
TOTAL CONTRACT	3	.57	.69						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5890	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	94.6	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.67	3
AVG NET PRKNG INC/STALL	246.71	2
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.73**	**3**
PAYROLL		
CONTRACT	53	3
SUP/MAT/MISC	.13	2
TRASH REMOVAL	.11	3
REPR/MAINT TOTAL	**.99**	**3**
PAYROLL	.33	3
ELEVATOR	.13	3
HVAC	.12	3
ELECTRICAL	.02	3
STRUCT/ROOF	.28	3
PLUMBING	.01	3
FIRE/LIFE SFTY	.05	3
OTHER MAINT/SUP	.05	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.29**	**3**
ELECTRICAL	.98	3
GAS	.28	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	3
RDS/GNDS/SEC TOTAL	**.04**	**3**
RDS/GNDS TOTAL	.01	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.86**	**3**
PAYROLL		
MGMT FEES	.62	3
PROF FEES	.29	2
GEN OFC EXP		
OTHER ADM EXP	.06	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.90**	**3**
REAL ESTATE TAX	.76	3
BUILDING INS	.14	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.03**	**2**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.33**	**3**
CLEANING		
REPAIR/MAINT	.33	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.57**	**3**
CLEANING	.53	3
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.81	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Columbus, OH

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	992,979 SQ. FT.				983,990 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					12.74	13.25	10.13	14.43
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	12.61	13.18	9.99	14.36				
NET PARKING INC	2	1.56	1.54						
MISCELLANEOUS	3	.59	.42						
TOTAL INCOME	4	13.74	14.27	11.74	14.94				
EXPENSE									
CLEANING	5	.84	.81	.59	1.04	.84	.81	.60	1.04
REPAIR-MAINT	5	1.12	.98	.66	1.51	1.13	.98	.67	1.52
UTILITIES	5	1.43	1.59	1.03	1.66	1.43	1.59	1.04	1.67
RDS/GRNDS/SEC	5	.56	.42	.24	.91	.56	.43	.25	.91
ADMINISTRATIVE	5	1.03	1.03	.73	1.33	1.04	1.06	.73	1.34
TOTAL OPER EXP	5	4.96	5.18	4.20	5.32	5.01	5.18	4.29	5.35
FIXED EXPENSES	5	.79	.66	.20	1.26	.79	.66	.21	1.27
TOTAL OPER + FIX	5	5.75	5.76	4.54	6.49	5.80	5.76	4.63	6.52
LEASING EXP	2	1.04	.96						
TOTAL PAYROLL	5	1.05	.90	.65	1.46				
TOTAL CONTRACT	5	.93	.91	.64	1.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8321	4
AVG SQFT/RETAIL TENANT	1149	2
AVG SQFT/OFFICE WORKER	358	2
AVG % OFFICE OCCUPANCY	81.7	5
AVG % RETAIL OCCUPANCY	63.9	2
AVG $ RATE YR-END RENT	17.22	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.83	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.84**	**5**
PAYROLL		
CONTRACT	.53	5
SUP/MAT/MISC	.12	4
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	**1.12**	**5**
PAYROLL	.63	4
ELEVATOR	.19	5
HVAC	.21	5
ELECTRICAL	.03	4
STRUCT/ROOF	.03	2
PLUMBING	.03	4
FIRE/LIFE SFTY	.05	3
OTHER MAINT/SUP	.12	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.38**	**4**
ELECTRICAL	1.10	4
GAS	.22	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	**.56**	**5**
RDS/GNDS TOTAL	.27	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	3
RDS/GNDS OTHER	.39	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	5
SEC PAYROLL		
SEC CONTRACTS	.34	5
SEC OTHER	.02	2
ADMIN TOTAL	**1.03**	**5**
PAYROLL	.46	4
MGMT FEES	.41	4
PROF FEES	.13	3
GEN OFC EXP	.18	4
OTHER ADM EXP	.16	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.79**	**5**
REAL ESTATE TAX	.69	5
BUILDING INS	.12	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.04**	**2**
ADV/PROMOTION	.07	2
COMMISSIONS		
PROF FEES		
TENANT ALTS	.63	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.05**	**5**
CLEANING		
REPAIR/MAINT	.63	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.46	4
TOTAL CONTRACTS	**.93**	**5**
CLEANING	.53	5
REPAIR/MAINT		
RDS/GROUNDS	.08	3
SECURITY	.34	5
ADMINISTRATIVE	.51	4

***TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.**

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DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,392,065 SQ. FT.				2,192,716 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					16.55	16.48	12.19	20.21
RETAIL AREA	4	16.47	14.64	13.98	17.71				
OTHER AREA	4	10.42	7.66	3.55	14.15				
TOTAL RENT	5	16.06	16.22	11.79	19.07				
NET PARKING INC	3	.21	.17						
MISCELLANEOUS	4	.67	.58	.05	1.15				
TOTAL INCOME	5	16.76	16.25	12.62	19.77				
EXPENSE									
CLEANING	5	1.09	.95	.72	1.46	1.11	.95	.73	1.51
REPAIR-MAINT	5	1.77	1.59	1.19	2.30	1.82	1.62	1.22	2.41
UTILITIES	5	1.97	2.02	1.15	2.60	1.99	2.02	1.15	2.65
RDS/GRNDS/SEC	5	.65	.56	.41	.90	.70	.58	.43	1.07
ADMINISTRATIVE	5	.78	.65	.58	.99	.85	.67	.62	1.15
TOTAL OPER EXP	5	6.26	5.98	4.34	7.85	6.83	6.19	4.47	9.43
FIXED EXPENSES	5	1.35	1.40	.82	1.90	1.48	1.45	.67	2.24
TOTAL OPER + FIX	5	7.61	7.27	5.20	9.56	8.30	7.64	5.35	11.46
LEASING EXP	5	.58	.48	.16	1.19				
TOTAL PAYROLL	5	2.13	1.55	1.05	3.10				
TOTAL CONTRACT	5	.80	.88	.47	1.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	29166	4
AVG SQFT/RETAIL TENANT	2120	5
AVG SQFT/OFFICE WORKER	255	3
AVG % OFFICE OCCUPANCY	95.4	4
AVG % RETAIL OCCUPANCY	97.9	5
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL	784.42	2
RENTABLE/GROSS SQFT	.82	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.09**	**5**
PAYROLL	.81	4
CONTRACT	.26	5
SUP/MAT/MISC	.08	5
TRASH REMOVAL	.05	4
REPR/MAINT TOTAL	**1.77**	**5**
PAYROLL	.91	5
ELEVATOR	.30	5
HVAC	.22	5
ELECTRICAL	.02	3
STRUCT/ROOF	.06	2
PLUMBING	.07	2
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.25	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.97**	**5**
ELECTRICAL	1.76	5
GAS	.24	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	5
RDS/GNDS/SEC TOTAL	**.65**	**5**
RDS/GNDS TOTAL	.12	5
RDS/GNDS PAYRL	.12	3
RDS/GNDS CONTR	.03	4
RDS/GNDS OTHER	.02	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.53	5
SEC PAYROLL	.38	2
SEC CONTRACTS	.43	4
SEC OTHER	.05	4
ADMIN TOTAL	**.78**	**5**
PAYROLL	.29	5
MGMT FEES	.35	3
PROF FEES	.08	4
GEN OFC EXP	.14	5
OTHER ADM EXP	.08	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.35**	**5**
REAL ESTATE TAX	1.25	5
BUILDING INS	.10	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.58**	**5**
ADV/PROMOTION	.01	2
COMMISSIONS		
PROF FEES	.16	4
TENANT ALTS	1.07	2
BUY-OUTS		
OTHER LEASING	.12	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.13**	**5**
CLEANING	.81	4
REPAIR/MAINT	.91	5
RDS/GROUNDS	.12	3
SECURITY	.38	2
ADMINISTRATIVE	.29	5
TOTAL CONTRACTS	**.80**	**5**
CLEANING	.26	5
REPAIR/MAINT		
RDS/GROUNDS	.03	4
SECURITY	.43	4
ADMINISTRATIVE	.36	4

***TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.**

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Columbus, OH

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	2,594,937 SQ. FT.				2,435,248 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.25	1.12			1.28	1.12		
REPAIR-MAINT	3	1.87	1.49			1.93	1.49		
UTILITIES	3	1.51	1.99			1.53	1.99		
RDS/GRNDS/SEC	3	.76	1.05			.81	1.06		
ADMINISTRATIVE	3	.83	.95			.88	1.06		
TOTAL OPER EXP	3	6.21	5.94			6.62	5.96		
FIXED EXPENSES	3	1.96	2.28			2.09	2.30		
TOTAL OPER + FIX	3	8.17	8.24			8.71	8.26		
LEASING EXP									
TOTAL PAYROLL	3	2.67	2.84						
TOTAL CONTRACT	3	.68	.67						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	46282	3
AVG SQFT/RETAIL TENANT	3955	3
AVG SQFT/OFFICE WORKER	298	2
AVG % OFFICE OCCUPANCY	96.9	3
AVG % RETAIL OCCUPANCY	98.2	3
AVG $ RATE YR-END RENT	24.16	2
AVG NET PRKNG INC/STALL	637.28	2
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.25**	**3**
PAYROLL	1.26	2
CONTRACT	.29	3
SUP/MAT/MISC	.09	3
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	**1.87**	**3**
PAYROLL	1.22	2
ELEVATOR	.28	3
HVAC	.15	3
ELECTRICAL	.18	2
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.47	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.51**	**3**
ELECTRICAL	1.41	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	3
RDS/GNDS/SEC TOTAL	**.76**	**3**
RDS/GNDS TOTAL	.26	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	2
RDS/GNDS OTHER	.07	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.60	3
SEC PAYROLL	.55	3
SEC CONTRACTS		
SEC OTHER	.07	2
ADMIN TOTAL	**.83**	**3**
PAYROLL	.44	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.29	3
OTHER ADM EXP	.09	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.96**	**3**
REAL ESTATE TAX	1.84	3
BUILDING INS	.12	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.67**	**3**
CLEANING	1.28	2
REPAIR/MAINT	1.22	2
RDS/GROUNDS		
SECURITY	.55	3
ADMINISTRATIVE	.44	3
TOTAL CONTRACTS	**.68**	**3**
CLEANING	.29	3
REPAIR/MAINT	.55	2
RDS/GROUNDS	.06	2
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	25 BLDS	2,177,469 SQ. FT.				2,177,269 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	24					13.17	11.64	10.69	14.89
RETAIL AREA									
OTHER AREA									
TOTAL RENT	24	13.17	11.65	10.69	14.87				
NET PARKING INC									
MISCELLANEOUS	15	.15	.09	.04	.20				
TOTAL INCOME	24	13.34	11.77	10.69	15.01				
EXPENSE									
CLEANING	25	.82	.85	.71	1.00	.82	.85	.71	1.00
REPAIR-MAINT	25	.92	.95	.66	1.04	.92	.95	.66	1.04
UTILITIES	24	1.73	1.45	1.28	1.69	1.73	1.45	1.28	1.69
RDS/GRNDS/SEC	25	.29	.34	.23	.52	.29	.34	.23	.52
ADMINISTRATIVE	25	.57	.55	.45	.66	.57	.55	.45	.66
TOTAL OPER EXP	24	4.31	4.27	3.76	4.63	4.32	4.27	3.76	4.63
FIXED EXPENSES	25	1.47	1.27	1.05	1.66	1.47	1.27	1.05	1.66
TOTAL OPER + FIX	24	5.80	5.56	5.02	6.48	5.80	5.56	5.02	6.48
LEASING EXP	14	2.03	.78	.47	2.27				
TOTAL PAYROLL	19	.81	.58	.16	1.02				
TOTAL CONTRACT	25	.84	1.14	.69	1.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7398	23
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	270	22
AVG % OFFICE OCCUPANCY	89.8	24
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.24	22
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	16

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.82**	**25**
PAYROLL	.52	4
CONTRACT	.54	25
SUP/MAT/MISC	.08	17
TRASH REMOVAL	.08	25
REPR/MAINT TOTAL	**.92**	**25**
PAYROLL	.43	15
ELEVATOR	.08	20
HVAC	.17	25
ELECTRICAL	.07	17
STRUCT/ROOF	.05	15
PLUMBING	.02	16
FIRE/LIFE SFTY	.03	17
OTHER MAINT/SUP	.24	25

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.73**	**24**
ELECTRICAL	1.58	24
GAS	.12	15
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	24
RDS/GNDS/SEC TOTAL	**.29**	**25**
RDS/GNDS TOTAL	.29	24
RDS/GNDS PAYRL	.15	2
RDS/GNDS CONTR	.26	23
RDS/GNDS OTHER	.07	12

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.06	15
SEC PAYROLL	.02	4
SEC CONTRACTS	.06	12
SEC OTHER	.01	2
ADMIN TOTAL	**.57**	**25**
PAYROLL	.34	8
MGMT FEES	.43	21
PROF FEES	.06	6
GEN OFC EXP	.08	10
OTHER ADM EXP	.03	12

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.47**	**25**
REAL ESTATE TAX	1.33	25
BUILDING INS	.14	23
PERS PROP TAX	.03	2
OTHER TAX		
LEASING EXPENSES	**2.03**	**14**
ADV/PROMOTION	.07	11
COMMISSIONS	.08	8
PROF FEES	.56	11
TENANT ALTS	1.57	10
BUY-OUTS	.02	2
OTHER LEASING	.83	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.81**	**19**
CLEANING	.52	4
REPAIR/MAINT	.43	15
RDS/GROUNDS	.15	2
SECURITY	.02	4
ADMINISTRATIVE	.34	8
TOTAL CONTRACTS	**.84**	**25**
CLEANING	.54	25
REPAIR/MAINT	.22	4
RDS/GROUNDS	.26	23
SECURITY	.06	12
ADMINISTRATIVE	.42	23

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Columbus, OH

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	197,777 SQ. FT.				197,777 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					11.87	11.61	10.41	12.47
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	11.87	11.61	10.41	12.47				
NET PARKING INC									
MISCELLANEOUS	4	.13	.07	.03	.19				
TOTAL INCOME	6	12.41	12.15	10.46	14.77				
EXPENSE									
CLEANING	6	.77	.75	.71	1.02	.77	.75	.71	1.02
REPAIR-MAINT	6	.92	.87	.42	.93	.92	.87	.42	.93
UTILITIES	6	1.52	1.40	1.26	1.45	1.52	1.40	1.26	1.45
RDS/GRNDS/SEC	6	.50	.49	.34	.61	.50	.49	.34	.61
ADMINISTRATIVE	6	.54	.58	.37	.67	.54	.58	.37	.67
TOTAL OPER EXP	6	4.25	4.25	3.27	5.26	4.25	4.25	3.27	5.26
FIXED EXPENSES	6	1.28	1.21	1.01	1.29	1.28	1.21	1.01	1.29
TOTAL OPER + FIX	6	5.53	5.52	4.96	6.14	5.53	5.52	4.96	6.14
LEASING EXP	3	.57	.66						
TOTAL PAYROLL	4	.32	.35	.10	.82				
TOTAL CONTRACT	6	1.12	1.16	.94	1.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5761	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	281	5
AVG % OFFICE OCCUPANCY	90.3	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.62	6
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.77	6
PAYROLL		
CONTRACT	.63	6
SUP/MAT/MISC	.10	4
TRASH REMOVAL	.06	6
REPR/MAINT TOTAL	.92	6
PAYROLL	.74	2
ELEVATOR	.07	4
HVAC	.30	6
ELECTRICAL	.08	4
STRUCT/ROOF	.02	4
PLUMBING	.02	4
FIRE/LIFE SFTY	.04	4
OTHER MAINT/SUP	.24	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.52	6
ELECTRICAL	1.37	6
GAS	.27	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	6
RDS/GNDS/SEC TOTAL	.50	6
RDS/GNDS TOTAL	.45	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.43	6
RDS/GNDS OTHER	.07	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.07	4
SEC PAYROLL		
SEC CONTRACTS	.07	4
SEC OTHER		
ADMIN TOTAL	.54	6
PAYROLL	.10	2
MGMT FEES	.49	5
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.07	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.28	6
REAL ESTATE TAX	1.19	6
BUILDING INS	.13	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.57	3
ADV/PROMOTION	.10	2
COMMISSIONS		
PROF FEES	.44	3
TENANT ALTS	.02	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.32	4
CLEANING		
REPAIR/MAINT	.74	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.10	2
TOTAL CONTRACTS	1.12	6
CLEANING	.63	6
REPAIR/MAINT		
RDS/GROUNDS	.43	6
SECURITY	.07	4
ADMINISTRATIVE	.49	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	649,353 SQ. FT.				649,153 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	9					12.77	11.58	10.69	14.89
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	12.78	11.64	10.69	14.87				
NET PARKING INC									
MISCELLANEOUS	5	.09	.05	.02	.15				
TOTAL INCOME	9	12.83	11.65	10.69	14.98				
EXPENSE									
CLEANING	9	.90	.91	.79	.95	.90	.91	.79	.95
REPAIR-MAINT	9	1.03	1.03	.97	1.17	1.03	1.03	.97	1.17
UTILITIES	8	1.50	1.63	1.26	1.69	1.50	1.63	1.26	1.69
RDS/GRNDS/SEC	9	.40	.40	.31	.52	.40	.40	.31	.52
ADMINISTRATIVE	9	.53	.49	.45	.66	.53	.49	.45	.66
TOTAL OPER EXP	8	4.34	4.39	4.17	4.54	4.34	4.39	4.17	4.55
FIXED EXPENSES	9	1.51	1.32	1.20	1.87	1.51	1.32	1.20	1.87
TOTAL OPER + FIX	8	5.92	5.92	5.41	6.48	5.92	5.92	5.41	6.48
LEASING EXP	6	1.57	1.25	.53	2.82				
TOTAL PAYROLL	8	.69	.64	.29	.90				
TOTAL CONTRACT	9	1.10	1.17	1.10	1.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6244	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	256	8
AVG % OFFICE OCCUPANCY	91.4	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.70	7
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.98	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.90	9
PAYROLL		
CONTRACT	.74	9
SUP/MAT/MISC	.07	4
TRASH REMOVAL	.04	9
REPR/MAINT TOTAL	1.03	9
PAYROLL	.50	6
ELEVATOR	.07	9
HVAC	.22	9
ELECTRICAL	.07	6
STRUCT/ROOF	.10	5
PLUMBING	.02	6
FIRE/LIFE SFTY	.04	6
OTHER MAINT/SUP	.25	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.51	8
ELECTRICAL	1.36	8
GAS	.14	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	8
RDS/GNDS/SEC TOTAL	.40	9
RDS/GNDS TOTAL	.33	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.29	9
RDS/GNDS OTHER	05	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.12	5
SEC PAYROLL	.03	2
SEC CONTRACTS	.13	4
SEC OTHER		
ADMIN TOTAL	.53	9
PAYROLL	.33	4
MGMT FEES	.42	7
PROF FEES	.06	2
GEN OFC EXP	.08	5
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.51	9
REAL ESTATE TAX	1.40	9
BUILDING INS	.10	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.57	6
ADV/PROMOTION	.11	4
COMMISSIONS	.13	5
PROF FEES	.55	5
TENANT ALTS	1.06	5
BUY-OUTS		
OTHER LEASING	.03	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.69	8
CLEANING		
REPAIR/MAINT	.50	6
RDS/GROUNDS		
SECURITY	.03	2
ADMINISTRATIVE	.33	4
TOTAL CONTRACTS	1.10	9
CLEANING	.74	9
REPAIR/MAINT		
RDS/GROUNDS	.29	9
SECURITY	.13	4
ADMINISTRATIVE	.34	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Columbus, OH

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,296,537 SQ. FT.				1,296,537 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					13.98	15.02	12.55	15.98
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	13.98	15.02	12.55	15.98				
NET PARKING INC									
MISCELLANEOUS	6	18	10	09	28				
TOTAL INCOME	6	14.16	15.02	12.68	16.21				
EXPENSE									
CLEANING	7	80	79	63	1.13	80	79	63	1.13
REPAIR-MAINT	7	88	88	63	1.01	88	88	63	1.01
UTILITIES	7	1.90	1.59	1.42	2.16	1.90	1.59	1.42	2.16
RDS/GRNDS/SEC	7	21	26	15	33	21	26	15	33
ADMINISTRATIVE	7	59	57	48	74	59	57	48	74
TOTAL OPER EXP	7	4.38	4.38	3.71	4.87	4.38	4.39	3.71	4.87
FIXED EXPENSES	7	1.50	1.22	1.02	1.90	1.50	1.22	1.02	1.90
TOTAL OPER + FIX	7	5.88	5.39	4.94	7.08	5.88	5.39	4.94	7.08
LEASING EXP	5	2.51	87	04	4.59				
TOTAL PAYROLL	4	99	1.02	32	1.39				
TOTAL CONTRACT	7	87	88	30	1.27				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9387	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	278	6
AVG % OFFICE OCCUPANCY	89.4	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.30	6
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	96	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.80**	**7**
PAYROLL	40	3
CONTRACT	42	7
SUP/MAT/MISC	09	6
TRASH REMOVAL	06	7
REPR/MAINT TOTAL	**.88**	**7**
PAYROLL	38	4
ELEVATOR	08	7
HVAC	13	7
ELECTRICAL	07	7
STRUCT/ROOF	04	6
PLUMBING	03	6
FIRE/LIFE SFTY	03	7
OTHER MAINT/SUP	23	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.90**	**7**
ELECTRICAL	1.75	7
GAS	10	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	06	7
RDS/GNDS/SEC TOTAL	**.21**	**7**
RDS/GNDS TOTAL	23	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	21	5
RDS/GNDS OTHER	09	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	04	6
SEC PAYROLL	02	2
SEC CONTRACTS	04	4
SEC OTHER		
ADMIN TOTAL	**.59**	**7**
PAYROLL	38	2
MGMT FEES	43	6
PROF FEES	05	3
GEN OFC EXP	08	4
OTHER ADM EXP	02	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.50**	**7**
REAL ESTATE TAX	1.35	7
BUILDING INS	16	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**2.51**	**5**
ADV/PROMOTION	06	5
COMMISSIONS	04	2
PROF FEES	80	3
TENANT ALTS	2.24	3
BUY-OUTS		
OTHER LEASING	1.32	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.99**	**4**
CLEANING	.40	3
REPAIR/MAINT	.38	4
RDS/GROUNDS		
SECURITY	02	2
ADMINISTRATIVE	38	2
TOTAL CONTRACTS	**.87**	**7**
CLEANING	42	7
REPAIR/MAINT	23	3
RDS/GROUNDS	21	5
SECURITY	04	4
ADMINISTRATIVE	46	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

¹1992 BOMA Experience Exchange Report

Corpus Christi, TX

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	483,611 SQ. FT.				390,011 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					8.32	7.94		
RETAIL AREA	2	4.86	4.64						
OTHER AREA									
TOTAL RENT	3	7.85	7.77						
NET PARKING INC	2	58	59						
MISCELLANEOUS	3	41	43						
TOTAL INCOME	3	8.75	8.66						
EXPENSE									
CLEANING	3	58	54			59	54		
REPAIR-MAINT	3	1.02	1.01			1.20	1.36		
UTILITIES	3	1.98	1.79			2.12	1.79		
RDS/GRNDS/SEC	3	15	12			18	12		
ADMINISTRATIVE	3	82	66			98	60		
TOTAL OPER EXP	3	4.56	4.61			5.44	4.82		
FIXED EXPENSES	2	79	78			98	96		
TOTAL OPER + FIX	2	5.89	5.62			7.06	6.90		
LEASING EXP	3	1.67	44						
TOTAL PAYROLL	3	96	94						
TOTAL CONTRACT	3	80	79						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1483	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	187	2
AVG % OFFICE OCCUPANCY	84.2	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL	413.46	2
RENTABLE/GROSS SQFT	.93	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.58**	**3**
PAYROLL		
CONTRACT	53	3
SUP/MAT/MISC	08	2
TRASH REMOVAL	03	3
REPR/MAINT TOTAL	**1.02**	**3**
PAYROLL	70	2
ELEVATOR	13	3
HVAC	10	3
ELECTRICAL	04	2
STRUCT/ROOF		
PLUMBING	02	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	12	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.08**	**2**
ELECTRICAL	1.96	2
GAS	04	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	08	2
RDS/GNDS/SEC TOTAL	**.15**	**3**
RDS/GNDS TOTAL	03	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	14	3
SEC PAYROLL		
SEC CONTRACTS	14	3
SEC OTHER		
ADMIN TOTAL	**.82**	**3**
PAYROLL	38	3
MGMT FEES	29	3
PROF FEES	07	3
GEN OFC EXP	06	2
OTHER ADM EXP	06	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.79**	**2**
REAL ESTATE TAX	.62	2
BUILDING INS	.17	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.67**	**3**
ADV/PROMOTION	.17	3
COMMISSIONS		
PROF FEES	.19	2
TENANT ALTS	1.34	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.96**	**3**
CLEANING		
REPAIR/MAINT	.70	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.38	3
TOTAL CONTRACTS	**.80**	**3**
CLEANING	.53	3
REPAIR/MAINT	.15	2
RDS/GROUNDS		
SECURITY	.14	3
ADMINISTRATIVE	.36	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

¹1992 BOMA Experience Exchange Report

Dallas, TX

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	29 BLDS	19,615,576 SQ. FT.				19,184,249 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	28					16.05	11.69	8.45	18.15
RETAIL AREA	11	8.82	8.34	5.84	12.90				
OTHER AREA									
TOTAL RENT	28	15.91	11.83	8.51	15.91				
NET PARKING INC	16	.79	.64	.20	.90				
MISCELLANEOUS	24	.37	.15	.03	.25				
TOTAL INCOME	28	16.95	13.24	8.58	17.16				
EXPENSE									
CLEANING	29	.71	.65	.57	.75	.73	.66	.57	.75
REPAIR-MAINT	28	1.02	.94	.75	1.19	1.04	.97	.75	1.21
UTILITIES	29	1.46	1.45	1.27	1.68	1.48	1.45	1.27	1.68
RDS/GRNDS/SEC	29	.42	.38	.25	.50	.43	.39	.26	.51
ADMINISTRATIVE	28	.81	.98	.68	1.30	.83	.99	.70	1.30
TOTAL OPER EXP	28	4.45	4.48	4.16	4.99	4.54	4.61	4.27	4.99
FIXED EXPENSES	29	2.29	1.72	1.18	2.27	2.34	1.75	1.18	2.33
TOTAL OPER + FIX	28	6.73	5.98	5.46	6.66	6.68	6.01	5.61	6.82
LEASING EXP	25	1.26	.40	.14	.77				
TOTAL PAYROLL	28	.81	.73	.65	1.03				
TOTAL CONTRACT	28	1.00	.98	.74	1.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18546	21
AVG SQFT/RETAIL TENANT	2547	14
AVG SQFT/OFFICE WORKER	385	17
AVG % OFFICE OCCUPANCY	82.4	28
AVG % RETAIL OCCUPANCY	83.8	14
AVG $ RATE YR-END RENT	17.77	19
AVG NET PRKNG INC/STALL	733.28	14
RENTABLE/GROSS SQFT	.90	28

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.72	28
PAYROLL	.11	6
CONTRACT	.63	28
SUP/MAT/MISC	.05	18
TRASH REMOVAL	.03	26
REPR/MAINT TOTAL	1.02	28
PAYROLL	.35	18
ELEVATOR	.25	28
HVAC	.10	27
ELECTRICAL	.05	20
STRUCT/ROOF	.07	12
PLUMBING	.02	20
FIRE/LIFE SFTY	.01	16
OTHER MAINT/SUP	.23	27

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.47	22
ELECTRICAL	1.40	22
GAS	.05	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	21
RDS/GNDS/SEC TOTAL	.41	28
RDS/GNDS TOTAL	.08	23
RDS/GNDS PAYRL	.05	3
RDS/GNDS CONTR	.04	23
RDS/GNDS OTHER	.04	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	27
SEC PAYROLL	.32	11
SEC CONTRACTS	.17	23
SEC OTHER	.03	15
ADMIN TOTAL	.83	27
PAYROLL	.28	26
MGMT FEES	.41	27
PROF FEES	.09	17
GEN OFC EXP	.08	25
OTHER ADM EXP	.04	14

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.29	28
REAL ESTATE TAX	2.15	28
BUILDING INS	.12	27
PERS PROP TAX	.03	12
OTHER TAX	.01	8
LEASING EXPENSES	1.26	25
ADV/PROMOTION	.06	25
COMMISSIONS	.05	19
PROF FEES	.21	13
TENANT ALTS	1.04	20
BUY-OUTS	.02	4
OTHER LEASING	.18	12

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.81	28
CLEANING	.11	6
REPAIR/MAINT	.35	18
RDS/GROUNDS	.05	3
SECURITY	.32	11
ADMINISTRATIVE	.28	26
TOTAL CONTRACTS	1.00	28
CLEANING	.63	28
REPAIR/MAINT	.41	9
RDS/GROUNDS	.04	23
SECURITY	.17	23
ADMINISTRATIVE	.47	27

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	247,676 SQ. FT.				247,676 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					6.42	6.36		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	6.42	6.36						
NET PARKING INC									
MISCELLANEOUS	2	.11	.11						
TOTAL INCOME	3	6.55	6.54						
EXPENSE									
CLEANING	3	.64	.57			.64	.57		
REPAIR-MAINT	3	.99	1.09			.99	1.09		
UTILITIES	3	1.49	1.60			1.49	1.60		
RDS/GRNDS/SEC	3	.38	.46			.38	.46		
ADMINISTRATIVE	3	1.21	1.30			1.21	1.30		
TOTAL OPER EXP	3	4.71	4.76			4.71	4.76		
FIXED EXPENSES	3	1.09	1.21			1.09	1.21		
TOTAL OPER + FIX	3	5.79	5.97			5.79	5.97		
LEASING EXP	3	.16	.12						
TOTAL PAYROLL	3	.89	.70						
TOTAL CONTRACT	3	.96	1.01						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	81.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.64	3
PAYROLL		
CONTRACT	.58	3
SUP/MAT/MISC		
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	.99	3
PAYROLL		
ELEVATOR	.20	3
HVAC	.34	3
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.29	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.38	3
RDS/GNDS TOTAL	.10	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.28	3
SEC PAYROLL		
SEC CONTRACTS	.28	3
SEC OTHER		
ADMIN TOTAL	1.21	3
PAYROLL	.65	3
MGMT FEES	.32	3
PROF FEES	.02	2
GEN OFC EXP	.22	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.09	3
REAL ESTATE TAX	.99	3
BUILDING INS	.09	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	3
ADV/PROMOTION	.11	3
COMMISSIONS	.01	2
PROF FEES		
TENANT ALTS	.07	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.89	3
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.65	3
TOTAL CONTRACTS	.96	3
CLEANING	.58	3
REPAIR/MAINT		
RDS/GROUNDS	.10	3
SECURITY	.28	3
ADMINISTRATIVE	.33	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Dallas, TX

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	805,840 SQ. FT.				787,517 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					11.21	10.13	4.66	15.78
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	11.45	10.19	4.66	16.25				
NET PARKING INC	3	.38	.11						
MISCELLANEOUS	4	.21	.12	.02	.45				
TOTAL INCOME	5	11.90	10.30	5.01	16.75				
EXPENSE									
CLEANING	5	.65	.61	.51	.77	.65	.63	.53	.77
REPAIR-MAINT	5	.85	.77	.47	1.45	.87	.77	.49	1.47
UTILITIES	5	1.35	1.28	1.20	1.43	1.36	1.28	1.20	1.47
RDS/GRNDS/SEC	5	.41	.46	.07	.67	.42	.47	.07	.72
ADMINISTRATIVE	5	1.24	1.29	1.06	1.40	1.27	1.29	1.07	1.47
TOTAL OPER EXP	5	4.50	4.60	4.23	4.70	4.60	4.68	4.44	4.76
FIXED EXPENSES	5	1.32	1.16	.99	1.48	1.35	1.16	1.05	1.50
TOTAL OPER + FIX	5	5.82	5.64	5.35	6.10	5.95	5.80	5.62	6.15
LEASING EXP	5	.78	.37	.11	1.44				
TOTAL PAYROLL	5	1.06	1.03	.77	1.55				
TOTAL CONTRACT	5	.94	.92	.82	1.31				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7233	5
AVG SQFT/RETAIL TENANT	2525	3
AVG SQFT/OFFICE WORKER	406	4
AVG % OFFICE OCCUPANCY	86.3	5
AVG % RETAIL OCCUPANCY	97.0	3
AVG $ RATE YR-END RENT	11.16	5
AVG NET PRKNG INC/STALL	242.32	3
RENTABLE/GROSS SQFT	.90	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.65	5
PAYROLL		
CONTRACT	.56	5
SUP/MAT/MISC	.05	3
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	.86	5
PAYROLL	.55	2
ELEVATOR	.21	5
HVAC	.12	4
ELECTRICAL	.02	4
STRUCT/ROOF	.01	3
PLUMBING	.03	4
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.31	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.35	5
ELECTRICAL	1.27	5
GAS	.07	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	5
RDS/GNDS/SEC TOTAL	.41	5
RDS/GNDS TOTAL	.11	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	5
SEC PAYROLL		
SEC CONTRACTS	.25	5
SEC OTHER		
ADMIN TOTAL	1.24	5
PAYROLL	.69	5
MGMT FEES	.37	5
PROF FEES	.05	3
GEN OFC EXP	.13	5
OTHER ADM EXP	.06	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.35	5
REAL ESTATE TAX	1.14	5
BUILDING INS	.17	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.78	5
ADV/PROMOTION	.10	5
COMMISSIONS	.10	3
PROF FEES	.34	3
TENANT ALTS	.51	4
BUY-OUTS		
OTHER LEASING	.04	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.06	5
CLEANING		
REPAIR/MAINT	.55	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.69	5
TOTAL CONTRACTS	.94	5
CLEANING	.56	5
REPAIR/MAINT	.40	2
RDS/GROUNDS	.02	4
SECURITY	.25	5
ADMINISTRATIVE	.39	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,618,571 SQ. FT.				1,599,716 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					11.59	12.64		
RETAIL AREA	2	12.89	12.90						
OTHER AREA									
TOTAL RENT	3	11.76	12.65						
NET PARKING INC	3	1.07	.25						
MISCELLANEOUS	3	.16	.19						
TOTAL INCOME	3	12.99	13.26						
EXPENSE									
CLEANING	4	.73	.72	.66	.81	.74	.72	.67	.81
REPAIR-MAINT	4	.88	.86	.63	1.12	.89	.87	.63	1.14
UTILITIES	4	1.59	1.60	1.42	1.77	1.60	1.60	1.44	1.77
RDS/GRNDS/SEC	4	.37	.36	.26	.50	.38	.36	.27	.50
ADMINISTRATIVE	3	1.14	1.02			1.16	1.04		
TOTAL OPER EXP	4	4.44	4.31	3.94	4.93	4.50	4.36	3.99	4.99
FIXED EXPENSES	4	1.19	1.30	.95	1.45	1.20	1.32	.97	1.45
TOTAL OPER + FIX	4	5.63	5.48	4.98	6.29	5.69	5.48	5.04	6.36
LEASING EXP	3	.28	.15						
TOTAL PAYROLL	4	.96	.83	.67	1.22				
TOTAL CONTRACT	4	.92	.90	.74	1.10				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14070	3
AVG SQFT/RETAIL TENANT	1979	2
AVG SQFT/OFFICE WORKER	263	3
AVG % OFFICE OCCUPANCY	94.9	3
AVG % RETAIL OCCUPANCY	85.3	2
AVG $ RATE YR-END RENT	14.50	3
AVG NET PRKNG INC/STALL	560.65	3
RENTABLE/GROSS SQFT	.97	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	4
PAYROLL	.04	3
CONTRACT	.62	4
SUP/MAT/MISC	.05	4
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	.88	4
PAYROLL	.34	3
ELEVATOR	.27	4
HVAC	.13	4
ELECTRICAL	.06	4
STRUCT/ROOF		
PLUMBING	.02	4
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.12	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.59	4
ELECTRICAL	1.48	4
GAS	.07	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	4
RDS/GNDS/SEC TOTAL	.37	4
RDS/GNDS TOTAL	.10	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.33	4
SEC PAYROLL	.36	2
SEC CONTRACTS	.12	4
SEC OTHER	.01	4
ADMIN TOTAL	1.14	3
PAYROLL	.63	3
MGMT FEES	.39	3
PROF FEES	.02	2
GEN OFC EXP	.05	3
OTHER ADM EXP	.05	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.19	4
REAL ESTATE TAX	.95	4
BUILDING INS	.09	3
PERS PROP TAX	.22	3
OTHER TAX		
LEASING EXPENSES	.28	3
ADV/PROMOTION	.02	3
COMMISSIONS	.09	3
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.96	4
CLEANING	.04	3
REPAIR/MAINT	.34	3
RDS/GROUNDS		
SECURITY	.36	2
ADMINISTRATIVE	.63	3
TOTAL CONTRACTS	.92	4
CLEANING	.62	4
REPAIR/MAINT		
RDS/GROUNDS	.10	2
SECURITY	.12	4
ADMINISTRATIVE	.40	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Dallas, TX

DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	13 BLDS	16,671,294 SQ. FT.				16,277,145 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					17.02	14.75	11.86	21.32
RETAIL AREA	8	8.51	7.00	4.59	11.75				
OTHER AREA									
TOTAL RENT	11	16.81	14.69	11.99	21.18				
NET PARKING INC	9	.79	.78	.52	1.03				
MISCELLANEOUS	11	.40	.23	.07	.66				
TOTAL INCOME	11	17.90	16.23	13.66	21.82				
EXPENSE									
CLEANING	13	.72	.66	.52	.89	.73	.66	.53	.89
REPAIR-MAINT	12	1.05	.94	.92	1.23	1.08	.97	.95	1.25
UTILITIES	13	1.44	1.45	1.24	1.61	1.46	1.45	1.25	1.61
RDS/GRNDS/SEC	13	.42	.38	.31	.51	.43	.39	.31	.52
ADMINISTRATIVE	13	.75	.68	.46	.92	.76	.70	.48	.93
TOTAL OPER EXP	12	4.43	4.48	3.68	5.09	4.54	4.56	3.73	5.22
FIXED EXPENSES	13	2.48	2.29	1.92	2.65	2.54	2.36	2.01	2.68
TOTAL OPER+FIX	12	6.93	6.84	6.07	7.51	7.09	7.16	6.14	7.63
LEASING EXP	10	1.44	.60	.47	1.30				
TOTAL PAYROLL	12	.78	.68	.62	.79				
TOTAL CONTRACT	12	1.02	1.05	.73	1.15				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	22086	12
AVG SQFT/RETAIL TENANT	2599	9
AVG SQFT/OFFICE WORKER	405	10
AVG % OFFICE OCCUPANCY	81.2	13
AVG % RETAIL OCCUPANCY	83.0	9
AVG $ RATE YR-END RENT	16.59	10
AVG NET PRKNG INC/STALL	831.68	7
RENTABLE/GROSS SQFT	.89	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	12
PAYROLL	.14	2
CONTRACT	.63	12
SUP/MAT/MISC	.04	10
TRASH REMOVAL	.03	12
REPR/MAINT TOTAL	1.05	12
PAYROLL	.35	12
ELEVATOR	.25	12
HVAC	.09	12
ELECTRICAL	.05	11
STRUCT/ROOF	.08	8
PLUMBING	.02	11
FIRE/LIFE SFTY	.01	9
OTHER MAINT/SUP	.24	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.46	12
ELECTRICAL	1.40	12
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	11
RDS/GNDS/SEC TOTAL	.42	12
RDS/GNDS TOTAL	.07	10
RDS/GNDS PAYRL	.03	2
RDS/GNDS CONTR	.04	10
RDS/GNDS OTHER	.04	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	12
SEC PAYROLL	.31	8
SEC CONTRACTS	.17	8
SEC OTHER	.04	10
ADMIN TOTAL	.77	12
PAYROLL	.21	11
MGMT FEES	.41	12
PROF FEES	.09	9
GEN OFC EXP	.08	10
OTHER ADM EXP	.04	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.49	12
REAL ESTATE TAX	2.36	12
BUILDING INS	.12	12
PERS PROP TAX		
OTHER TAX	.01	7
LEASING EXPENSES	1.44	10
ADV/PROMOTION	.07	10
COMMISSIONS	.04	7
PROF FEES	.20	9
TENANT ALTS	1.14	9
BUY-OUTS	.02	4
OTHER LEASING	.18	8

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.78	12
CLEANING	.14	2
REPAIR/MAINT	.35	12
RDS/GROUNDS	.03	2
SECURITY	.31	8
ADMINISTRATIVE	.21	11
TOTAL CONTRACTS	1.02	12
CLEANING	.63	12
REPAIR/MAINT	.41	6
RDS/GROUNDS	.04	10
SECURITY	.17	8
ADMINISTRATIVE	.48	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	208 BLDS	26,846,640 SQ. FT.				26,713,984 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	202					10.83	10.03	7.51	11.81
RETAIL AREA	20	11.68	6.03	4.60	8.34				
OTHER AREA									
TOTAL RENT	202	10.86	10.03	7.51	11.81				
NET PARKING INC	77	.13	.06	.04	.16				
MISCELLANEOUS	173	.34	.12	.04	.24				
TOTAL INCOME	202	11.25	10.34	7.73	12.03				
EXPENSE									
CLEANING	191	.67	.66	.58	.74	.67	.66	.58	.74
REPAIR-MAINT	200	.86	.83	.69	.97	.86	.83	.69	.98
UTILITIES	199	1.61	1.61	1.37	1.83	1.61	1.61	1.37	1.83
RDS/GRNDS/SEC	208	.45	.41	.29	.55	.45	.41	.29	.55
ADMINISTRATIVE	207	.90	.89	.67	1.01	.90	.89	.68	1.01
TOTAL OPER EXP	187	4.50	4.39	4.10	4.76	4.52	4.39	4.10	4.82
FIXED EXPENSES	206	1.46	1.26	1.04	1.50	1.47	1.26	1.04	1.50
TOTAL OPER+FIX	185	5.98	5.63	5.26	6.18	6.01	5.67	5.26	6.18
LEASING EXP	183	1.17	.75	.21	1.69				
TOTAL PAYROLL	191	.70	.66	.54	.88				
TOTAL CONTRACT	196	1.05	1.03	.86	1.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5470	173
AVG SQFT/RETAIL TENANT	2479	17
AVG SQFT/OFFICE WORKER	323	137
AVG % OFFICE OCCUPANCY	80.9	197
AVG % RETAIL OCCUPANCY	91.0	17
AVG $ RATE YR-END RENT	12.28	162
AVG NET PRKNG INC/STALL	32.90	52
RENTABLE/GROSS SQFT	.83	171

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.66	184
PAYROLL	.29	23
CONTRACT	.56	181
SUP/MAT/MISC	.04	118
TRASH REMOVAL	.04	181
REPR/MAINT TOTAL	.85	189
PAYROLL	.29	166
ELEVATOR	.15	162
HVAC	.15	189
ELECTRICAL	.05	178
STRUCT/ROOF	.05	150
PLUMBING	.02	171
FIRE/LIFE SFTY	.03	117
OTHER MAINT/SUP	.19	161

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.61	191
ELECTRICAL	1.50	188
GAS	.11	44
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.23	13
COAL		
WATER/SEWER	.08	176
RDS/GNDS/SEC TOTAL	.44	198
RDS/GNDS TOTAL	.21	189
RDS/GNDS PAYRL	.07	17
RDS/GNDS CONTR	.16	186
RDS/GNDS OTHER	.06	112

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.25	188
SEC PAYROLL	.26	22
SEC CONTRACTS	.22	174
SEC OTHER	.03	63
ADMIN TOTAL	.91	197
PAYROLL	.37	169
MGMT FEES	.36	194
PROF FEES	.07	159
GEN OFC EXP	.11	177
OTHER ADM EXP	.07	129

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.47	196
REAL ESTATE TAX	1.35	195
BUILDING INS	.11	189
PERS PROP TAX	.03	60
OTHER TAX	.07	34
LEASING EXPENSES	1.17	183
ADV/PROMOTION	.07	162
COMMISSIONS	.09	83
PROF FEES	.38	156
TENANT ALTS	.83	157
BUY-OUTS	.39	11
OTHER LEASING	.07	38

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.70	191
CLEANING	.29	23
REPAIR/MAINT	.29	166
RDS/GROUNDS	.07	17
SECURITY	.26	22
ADMINISTRATIVE	.37	169
TOTAL CONTRACTS	1.05	198
CLEANING	.56	181
REPAIR/MAINT	.29	77
RDS/GROUNDS	.16	186
SECURITY	.22	174
ADMINISTRATIVE	.40	196

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Dallas, TX

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	293,483 SQ. FT.				293,483 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					8.94	8.93	8.17	11.19
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	8.94	8.93	8.17	11.19				
NET PARKING INC									
MISCELLANEOUS	4	.38	.22	.14	.83				
TOTAL INCOME	8	9.17	9.07	8.31	11.90				
EXPENSE									
CLEANING	8	.63	.64	.58	.68	.63	.64	.58	.68
REPAIR-MAINT	8	.96	1.14	.72	1.23	.96	1.14	.72	1.23
UTILITIES	8	2.07	2.08	1.87	2.38	2.07	2.08	1.87	2.38
RDS/GRNDS/SEC	8	.35	.37	.30	.51	.35	.37	.30	.51
ADMINISTRATIVE	8	.88	.91	.61	1.14	.88	.91	.61	1.14
TOTAL OPER EXP	8	4.88	4.91	4.43	5.24	4.88	4.91	4.43	5.24
FIXED EXPENSES	7	1.11	1.24	.94	1.33	1.11	1.24	.94	1.33
TOTAL OPER + FIX	7	5.93	5.99	5.38	6.47	5.93	5.99	5.38	6.47
LEASING EXP	8	1.20	.47	.10	.78				
TOTAL PAYROLL	7	.78	.83	.56	1.03				
TOTAL CONTRACT	8	.94	.91	.87	1.11				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2477	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	403	6
AVG % OFFICE OCCUPANCY	75.3	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.78	6
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.95	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.63	8
PAYROLL	.05	2
CONTRACT	.55	8
SUP/MAT/MISC	.03	5
TRASH REMOVAL	.05	8
REPR/MAINT TOTAL	.96	8
PAYROLL	.47	6
ELEVATOR	.09	7
HVAC	.19	8
ELECTRICAL	.04	7
STRUCT/ROOF	.04	4
PLUMBING	.01	6
FIRE/LIFE SFTY	.04	6
OTHER MAINT/SUP	.25	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.07	8
ELECTRICAL	1.95	8
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	8
RDS/GNDS/SEC TOTAL	.35	8
RDS/GNDS TOTAL	.31	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.27	7
RDS/GNDS OTHER	.07	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.13	5
SEC PAYROLL		
SEC CONTRACTS	.08	4
SEC OTHER	.11	3
ADMIN TOTAL	.88	8
PAYROLL	.54	5
MGMT FEES	.41	8
PROF FEES	.05	5
GEN OFC EXP	.09	7
OTHER ADM EXP	.02	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.11	7
REAL ESTATE TAX	.98	7
BUILDING INS	.10	7
PERS PROP TAX		
OTHER TAX	.11	3
LEASING EXPENSES	1.20	8
ADV/PROMOTION	.05	7
COMMISSIONS	.05	6
PROF FEES	.44	5
TENANT ALTS	.87	6
BUY-OUTS		
OTHER LEASING	.06	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.78	7
CLEANING	.05	2
REPAIR/MAINT	.47	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.54	5
TOTAL CONTRACTS	.94	8
CLEANING	.55	8
REPAIR/MAINT	.29	3
RDS/GROUNDS	.27	7
SECURITY	.08	4
ADMINISTRATIVE	.44	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	1,459,305 SQ. FT.				1,459,305 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	17					8.75	9.27	6.61	10.98
RETAIL AREA									
OTHER AREA									
TOTAL RENT	17	8.75	9.27	6.61	10.98				
NET PARKING INC	3	.06	.06						
MISCELLANEOUS	13	.73	.17	.02	.69				
TOTAL INCOME	17	9.32	9.89	7.24	11.48				
EXPENSE									
CLEANING	16	.69	.69	.60	.77	.69	.69	.60	.77
REPAIR-MAINT	16	.94	.72	.66	.93	.94	.72	.66	.93
UTILITIES	17	1.59	1.63	1.34	1.77	1.59	1.63	1.34	1.77
RDS/GRNDS/SEC	16	.34	.33	.19	.41	.34	.33	.19	.41
ADMINISTRATIVE	17	.96	.89	.63	.96	.96	.89	.63	.96
TOTAL OPER EXP	17	4.32	4.27	3.85	4.38	4.32	4.27	3.85	4.38
FIXED EXPENSES	17	1.09	1.15	.95	1.27	1.09	1.15	.95	1.27
TOTAL OPER + FIX	16	5.40	5.33	4.93	5.56	5.40	5.33	4.93	5.56
LEASING EXP	15	1.23	.91	.66	1.55				
TOTAL PAYROLL	15	.78	.66	.53	.91				
TOTAL CONTRACT	16	.99	.98	.83	1.11				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3536	16
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	340	15
AVG % OFFICE OCCUPANCY	79.7	16
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.24	14
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.97	16

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.69	16
PAYROLL		
CONTRACT	.62	15
SUP/MAT/MISC	.03	10
TRASH REMOVAL	.04	16
REPR/MAINT TOTAL	.81	15
PAYROLL	.32	14
ELEVATOR	.09	15
HVAC	.16	15
ELECTRICAL	.03	11
STRUCT/ROOF	.04	9
PLUMBING	.02	9
FIRE/LIFE SFTY	.03	6
OTHER MAINT/SUP	.19	15

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.55	15
ELECTRICAL	1.45	14
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.06	2
COAL		
WATER/SEWER	.07	12
RDS/GNDS/SEC TOTAL	.36	16
RDS/GNDS TOTAL	.20	15
RDS/GNDS PAYRL	.13	2
RDS/GNDS CONTR	.16	15
RDS/GNDS OTHER	.04	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.17	16
SEC PAYROLL	.13	2
SEC CONTRACTS	.15	15
SEC OTHER	.03	5
ADMIN TOTAL	1.00	15
PAYROLL	.45	13
MGMT FEES	.33	15
PROF FEES	.07	14
GEN OFC EXP	.19	13
OTHER ADM EXP	.06	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.10	14
REAL ESTATE TAX	.99	14
BUILDING INS	.09	15
PERS PROP TAX		
OTHER TAX	.05	4
LEASING EXPENSES	1.23	15
ADV/PROMOTION	.07	14
COMMISSIONS	.11	6
PROF FEES	.45	15
TENANT ALTS	.64	15
BUY-OUTS		
OTHER LEASING	.06	7

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.78	15
CLEANING		
REPAIR/MAINT	.32	14
RDS/GROUNDS	.13	2
SECURITY	.13	2
ADMINISTRATIVE	.45	13
TOTAL CONTRACTS	.99	16
CLEANING	.62	15
REPAIR/MAINT	.26	5
RDS/GROUNDS	.16	15
SECURITY	.15	15
ADMINISTRATIVE	.39	15

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Dallas, TX

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	57 BLDS	10,803,390 SQ. FT.				10,791,713 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	54					9.99	10.34	8.20	11.62
RETAIL AREA	4	5.18	5.13	3.64	7.08				
OTHER AREA									
TOTAL RENT	54	10.00	10.34	8.20	11.62				
NET PARKING INC	33	.13	.08	.02	.19				
MISCELLANEOUS	46	.29	.12	.06	.22				
TOTAL INCOME	54	10.33	10.52	8.25	11.97				
EXPENSE									
CLEANING	57	.65	.65	.58	.73	.65	.65	.58	.73
REPAIR-MAINT	56	.85	.82	.71	.95	.85	.82	.71	.95
UTILITIES	57	1.52	1.53	1.37	1.71	1.52	1.53	1.37	1.71
RDS/GRNDS/SEC	57	.46	.44	.33	.57	.46	.44	.33	.57
ADMINISTRATIVE	57	.94	.93	.74	1.04	.94	.93	.74	1.04
TOTAL OPER EXP	56	4.43	4.36	4.15	4.68	4.44	4.36	4.15	4.68
FIXED EXPENSES	57	1.30	1.27	1.07	1.43	1.30	1.27	1.07	1.43
TOTAL OPER+FIX	56	5.74	5.67	5.28	6.10	5.74	5.67	5.28	6.10
LEASING EXP	48	1.43	.92	.23	2.03				
TOTAL PAYROLL	56	.71	.66	.59	.83				
TOTAL CONTRACT	56	1.12	1.09	.91	1.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5001	47
AVG SQFT/RETAIL TENANT	2335	5
AVG SQFT/OFFICE WORKER	309	37
AVG % OFFICE OCCUPANCY	82.6	56
AVG % RETAIL OCCUPANCY	100.0	5
AVG $ RATE YR-END RENT	12.23	47
AVG NET PRKNG INC/STALL	39.19	22
RENTABLE/GROSS SQFT	.94	44

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.65	56
PAYROLL	.15	11
CONTRACT	.57	56
SUP/MAT/MISC	.03	34
TRASH REMOVAL	.03	55
REPR/MAINT TOTAL	.85	55
PAYROLL	.29	48
ELEVATOR	.13	55
HVAC	.17	55
ELECTRICAL	.05	53
STRUCT/ROOF	.05	39
PLUMBING	.01	52
FIRE/LIFE SFTY	.03	39
OTHER MAINT/SUP	.19	54

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.52	56
ELECTRICAL	1.43	56
GAS	.07	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.07	5
COAL		
WATER/SEWER	.08	50
RDS/GNDS/SEC TOTAL	.45	56
RDS/GNDS TOTAL	.19	54
RDS/GNDS PAYRL	.08	6
RDS/GNDS CONTR	.16	53
RDS/GNDS OTHER	.04	39

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	54
SEC PAYROLL	.29	4
SEC CONTRACTS	.26	51
SEC OTHER	.03	22
ADMIN TOTAL	.95	56
PAYROLL	.43	54
MGMT FEES	.32	55
PROF FEES	.06	47
GEN OFC EXP	.12	51
OTHER ADM EXP	.08	40

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.29	56
REAL ESTATE TAX	1.15	56
BUILDING INS	.11	56
PERS PROP TAX	.06	19
OTHER TAX	.05	11
LEASING EXPENSES	1.43	48
ADV/PROMOTION	.07	44
COMMISSIONS	.05	18
PROF FEES	.39	42
TENANT ALTS	1.02	43
BUY-OUTS	.43	6
OTHER LEASING	.07	14

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.71	56
CLEANING	.15	11
REPAIR/MAINT	.29	48
RDS/GROUNDS	.08	6
SECURITY	.29	4
ADMINISTRATIVE	.43	54
TOTAL CONTRACTS	1.12	56
CLEANING	.57	56
REPAIR/MAINT	.32	20
RDS/GROUNDS	.16	53
SECURITY	.26	51
ADMINISTRATIVE	.36	55

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	16 BLDS	6,281,084 SQ. FT.				6,258,793 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	16					12.32	11.60	9.96	15.10
RETAIL AREA									
OTHER AREA									
TOTAL RENT	16	12.28	11.60	9.96	14.99				
NET PARKING INC	9	.13	.07	.05	.16				
MISCELLANEOUS	14	.22	.09	.03	.23				
TOTAL INCOME	16	12.64	11.99	10.06	15.03				
EXPENSE									
CLEANING	16	.69	.71	.57	.79	.70	.71	.57	.79
REPAIR-MAINT	16	.76	.75	.66	.89	.77	.75	.67	.89
UTILITIES	16	1.40	1.39	1.28	1.55	1.40	1.39	1.28	1.55
RDS/GRNDS/SEC	16	.48	.45	.37	.54	.48	.45	.37	.54
ADMINISTRATIVE	16	.91	.89	.68	1.04	.91	.89	.68	1.05
TOTAL OPER EXP	16	4.25	4.40	3.92	4.51	4.26	4.40	3.92	4.52
FIXED EXPENSES	16	1.68	1.57	1.30	1.93	1.68	1.59	1.30	1.95
TOTAL OPER+FIX	16	5.92	5.72	5.24	6.36	5.94	5.72	5.24	6.41
LEASING EXP	14	.77	.36	.17	.91				
TOTAL PAYROLL	16	.69	.63	.48	.95				
TOTAL CONTRACT	16	1.01	.94	.78	1.33				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7470	13
AVG SQFT/RETAIL TENANT	2235	2
AVG SQFT/OFFICE WORKER	305	12
AVG % OFFICE OCCUPANCY	80.6	16
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	13.05	13
AVG NET PRKNG INC/STALL	22.23	8
RENTABLE/GROSS SQFT	.95	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.69	16
PAYROLL	.48	4
CONTRACT	.49	16
SUP/MAT/MISC	.07	11
TRASH REMOVAL	.03	16
REPR/MAINT TOTAL	.76	16
PAYROLL	.23	14
ELEVATOR	.18	16
HVAC	.10	16
ELECTRICAL	.04	14
STRUCT/ROOF	.03	11
PLUMBING	.02	13
FIRE/LIFE SFTY	.02	7
OTHER MAINT/SUP	.20	15

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.43	15
ELECTRICAL	1.26	15
GAS	.07	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.44	3
COAL		
WATER/SEWER	.07	14
RDS/GNDS/SEC TOTAL	.48	16
RDS/GNDS TOTAL	.24	15
RDS/GNDS PAYRL	.06	5
RDS/GNDS CONTR	.13	15
RDS/GNDS OTHER	.14	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.25	16
SEC PAYROLL	.19	2
SEC CONTRACTS	.23	16
SEC OTHER	.01	3
ADMIN TOTAL	.90	16
PAYROLL	.31	16
MGMT FEES	.45	14
PROF FEES	.08	15
GEN OFC EXP	.11	16
OTHER ADM EXP	.05	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.68	16
REAL ESTATE TAX	1.57	16
BUILDING INS	.11	16
PERS PROP TAX		
OTHER TAX	.01	2
LEASING EXPENSES	.77	14
ADV/PROMOTION	.08	14
COMMISSIONS	.11	8
PROF FEES	.33	11
TENANT ALTS	.61	8
BUY-OUTS		
OTHER LEASING	.06	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.69	16
CLEANING	.48	4
REPAIR/MAINT	.23	14
RDS/GROUNDS	.06	5
SECURITY	.19	2
ADMINISTRATIVE	.31	16
TOTAL CONTRACTS	1.01	16
CLEANING	.49	16
REPAIR/MAINT	.24	10
RDS/GROUNDS	.13	15
SECURITY	.23	16
ADMINISTRATIVE	.46	16

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Dayton, OH

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	976,464 SQ. FT.				926,117 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					7.84	7.02	5.33	11.69
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	7.71	7.00	5.35	10.86				
NET PARKING INC	2	1.14	1.19						
MISCELLANEOUS	3	.38	.32						
TOTAL INCOME	6	8.30	7.69	6.67	10.86				
EXPENSE									
CLEANING	7	.88	.67	.42	1.13	.89	.67	.44	1.13
REPAIR-MAINT	7	1.21	1.18	.96	1.26	1.23	1.18	.96	1.31
UTILITIES	7	1.39	1.59	1.30	1.79	1.40	1.59	1.30	1.84
RDS/GRNDS/SEC	7	.82	.30	.17	.86	.87	.30	.17	.92
ADMINISTRATIVE	7	.74	.89	.61	1.10	.78	.89	.65	1.10
TOTAL OPER EXP	7	5.04	4.92	4.26	5.49	5.31	5.21	4.26	5.74
FIXED EXPENSES	5	.39	.32	.19	1.19	.41	.34	.21	1.19
TOTAL OPER + FIX	5	5.41	5.51	4.88	6.43	5.75	6.01	5.04	6.77
LEASING EXP	5	.36	.28	.11	.47				
TOTAL PAYROLL	7	.84	.80	.75	.93				
TOTAL CONTRACT	7	1.59	1.18	.64	1.77				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8816	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	303	3
AVG % OFFICE OCCUPANCY	85.1	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.72	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.79	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.88	7
PAYROLL	.01	2
CONTRACT	.76	7
SUP/MAT/MISC	.09	6
TRASH REMOVAL	.04	5
REPR/MAINT TOTAL	1.21	7
PAYROLL	.58	7
ELEVATOR	.23	7
HVAC	.17	7
ELECTRICAL	.03	7
STRUCT/ROOF	.01	2
PLUMBING	.02	5
FIRE/LIFE SFTY	.07	3
OTHER MAINT/SUP	.15	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.39	7
ELECTRICAL	1.00	7
GAS	.29	4
FUEL OIL		
PURCH STEAM	.19	3
PURCH CH WTR		
COAL		
WATER/SEWER	.15	7
RDS/GNDS/SEC TOTAL	.82	7
RDS/GNDS TOTAL	.13	4
RDS/GNDS PAYRL	.04	2
RDS/GNDS CONTR	.09	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.76	7
SEC PAYROLL		
SEC CONTRACTS	.75	7
SEC OTHER	.02	2
ADMIN TOTAL	.74	7
PAYROLL	.24	6
MGMT FEES	.29	7
PROF FEES	.04	4
GEN OFC EXP	.13	7
OTHER ADM EXP	.07	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.39	5
REAL ESTATE TAX	.26	5
BUILDING INS	.11	5
PERS PROP TAX	.02	2
OTHER TAX		
LEASING EXPENSES	.36	5
ADV/PROMOTION	.01	4
COMMISSIONS	.01	3
PROF FEES	.13	5
TENANT ALTS	.20	2
BUY-OUTS		
OTHER LEASING	.17	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.84	7
CLEANING	.01	2
REPAIR/MAINT	.58	7
RDS/GROUNDS	.04	2
SECURITY		
ADMINISTRATIVE	.24	6
TOTAL CONTRACTS	1.59	7
CLEANING	.76	7
REPAIR/MAINT	.10	4
RDS/GROUNDS	.09	4
SECURITY	.75	7
ADMINISTRATIVE	.31	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS	727,179 SQ. FT.				727,179 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17					10.33	10.74	8.76	12.25
RETAIL AREA									
OTHER AREA									
TOTAL RENT	17	10.33	10.74	8.76	12.25				
NET PARKING INC									
MISCELLANEOUS	16	.13	.11	.06	.21				
TOTAL INCOME	17	10.40	10.74	8.81	12.38				
EXPENSE									
CLEANING	18	.65	.60	.45	.64	.65	.60	.45	.64
REPAIR-MAINT	18	.76	.57	.49	.75	.76	.57	.49	.75
UTILITIES	18	1.63	1.57	1.41	1.73	1.63	1.57	1.41	1.73
RDS/GRNDS/SEC	10	.45	.18	.12	.24	.45	.18	.12	.24
ADMINISTRATIVE	18	.63	.45	.38	.78	.63	.45	.38	.78
TOTAL OPER EXP	18	4.05	3.23	3.04	3.84	4.05	3.23	3.04	3.84
FIXED EXPENSES	17	1.01	1.01	.55	1.12	1.01	1.01	.55	1.12
TOTAL OPER + FIX	17	5.05	4.17	3.69	4.64	5.05	4.17	3.69	4.64
LEASING EXP	17	.57	.57	.26	.77				
TOTAL PAYROLL	18	.37	.29	.19	.47				
TOTAL CONTRACT	18	.95	.67	.48	.73				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3831	16
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	87.7	17
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.85	7
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.95	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.65	18
PAYROLL		
CONTRACT	.57	18
SUP/MAT/MISC	.06	17
TRASH REMOVAL	.05	17
REPR/MAINT TOTAL	.76	18
PAYROLL	.24	17
ELEVATOR	.05	8
HVAC	.33	18
ELECTRICAL	.06	16
STRUCT/ROOF	.02	9
PLUMBING	.02	9
FIRE/LIFE SFTY	.02	15
OTHER MAINT/SUP	.13	18

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.63	18
ELECTRICAL	1.37	18
GAS	.13	15
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.15	18
RDS/GNDS/SEC TOTAL	.45	10
RDS/GNDS TOTAL	.33	10
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.32	10
RDS/GNDS OTHER	.02	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.13	9
SEC PAYROLL		
SEC CONTRACTS	.17	6
SEC OTHER	.01	3
ADMIN TOTAL	.63	18
PAYROLL	.36	11
MGMT FEES	.40	17
PROF FEES	.05	13
GEN OFC EXP	.02	5
OTHER ADM EXP	.27	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.01	17
REAL ESTATE TAX	.81	17
BUILDING INS	.10	18
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.57	17
ADV/PROMOTION	.06	11
COMMISSIONS	.06	5
PROF FEES	.37	17
TENANT ALTS	.33	10
BUY-OUTS		
OTHER LEASING	.03	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.37	18
CLEANING		
REPAIR/MAINT	.24	17
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.36	11
TOTAL CONTRACTS	.95	18
CLEANING	.57	18
REPAIR/MAINT	.06	3
RDS/GROUNDS	.32	10
SECURITY	.17	6
ADMINISTRATIVE	.43	17

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Dayton, OH

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	187,594 SQ. FT.				187,594 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					10.11	10.74	8.76	11.90
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	10.11	10.74	8.76	11.90				
NET PARKING INC									
MISCELLANEOUS	2	.11	.13						
TOTAL INCOME	5	10.14	10.74	8.81	11.97				
EXPENSE									
CLEANING	5	.61	.64	.56	.76	.61	.64	.58	.76
REPAIR-MAINT	5	.64	.69	.52	1.04	.64	.69	.53	1.04
UTILITIES	5	1.47	1.49	1.33	1.78	1.47	1.49	1.33	1.78
RDS/GRNDS/SEC	5	.21	.21	.13	.24	.21	.21	.13	.24
ADMINISTRATIVE	5	.39	.38	.33	.66	.39	.38	.33	.66
TOTAL OPER EXP	5	3.33	3.17	3.07	4.40	3.33	3.17	3.07	4.40
FIXED EXPENSES	4	.58	.59	.20	.99	.58	.59	.20	.99
TOTAL OPER + FIX	4	3.83	3.73	3.31	4.46	3.83	3.73	3.31	4.46
LEASING EXP	5	.62	.57	.40	.77				
TOTAL PAYROLL	5	.26	.27	.20	.53				
TOTAL CONTRACT	5	.69	.72	.64	.81				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5024	4
AVG SQFT/RETAIL TENANT	-	
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	89.7	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.17	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.61	5
PAYROLL		
CONTRACT	.49	5
SUP/MAT/MISC	.07	5
TRASH REMOVAL	.05	5
REPR/MAINT TOTAL	.64	5
PAYROLL	.26	5
ELEVATOR	.06	3
HVAC	.17	5
ELECTRICAL	.03	4
STRUCT/ROOF	.01	4
PLUMBING	.02	5
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.09	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.47	5
ELECTRICAL	1.18	5
GAS	.16	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.15	5
RDS/GNDS/SEC TOTAL	.21	5
RDS/GNDS TOTAL	.20	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	5
RDS/GNDS OTHER	.03	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.01	4
SEC PAYROLL		
SEC CONTRACTS	.02	2
SEC OTHER	.01	2
ADMIN TOTAL	.39	5
PAYROLL		
MGMT FEES	.38	5
PROF FEES	.06	2
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.58	4
REAL ESTATE TAX	.51	4
BUILDING INS	.09	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.62	5
ADV/PROMOTION		
COMMISSIONS	.08	2
PROF FEES	.61	5
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.26	5
CLEANING		
REPAIR/MAINT	.26	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.69	5
CLEANING	.49	5
REPAIR/MAINT		
RDS/GROUNDS	.18	5
SECURITY	.02	2
ADMINISTRATIVE	.39	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

*1992 BOMA Experience Exchange Report

Denver, CO

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	31 BLDS	10,647,512 SQ. FT.				10,490,921 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	30					10.64	8.47	7.04	12.06
RETAIL AREA	7	11.13	10.79	4.62	16.57				
OTHER AREA									
TOTAL RENT	30	10.55	8.63	7.03	11.60				
NET PARKING INC	21	.58	.55	.38	.61				
MISCELLANEOUS	26	.21	.08	.05	.28				
TOTAL INCOME	30	11.17	9.45	7.35	12.13				
EXPENSE									
CLEANING	30	.71	.70	.61	.79	.72	.70	.62	.79
REPAIR-MAINT	30	1.01	1.00	.72	1.22	1.02	1.00	.72	1.23
UTILITIES	30	1.44	1.39	1.15	1.59	1.45	1.39	1.17	1.59
RDS/GRNDS/SEC	31	.33	.35	.25	.43	.33	.35	.25	.44
ADMINISTRATIVE	31	.86	.78	.51	.99	.86	.78	.51	1.04
TOTAL OPER EXP	30	4.34	4.31	3.88	4.63	4.41	4.37	3.92	4.80
FIXED EXPENSES	30	1.17	1.13	.90	1.28	1.19	1.14	.91	1.30
TOTAL OPER + FIX	30	5.52	5.52	4.97	5.91	5.60	5.54	5.02	6.01
LEASING EXP	30	1.41	.52	.27	2.02				
TOTAL PAYROLL	26	.79	.74	.58	.90				
TOTAL CONTRACT	30	.97	.95	.77	1.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6103	19
AVG SQFT/RETAIL TENANT	3237	6
AVG SQFT/OFFICE WORKER	282	19
AVG % OFFICE OCCUPANCY	80.2	31
AVG % RETAIL OCCUPANCY	96.2	7
AVG $ RATE YR-END RENT	10.96	17
AVG NET PRKNG INC/STALL	454.03	18
RENTABLE/GROSS SQFT	.90	26

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.72	29
PAYROLL	.06	9
CONTRACT	.62	29
SUP/MAT/MISC	.03	23
TRASH REMOVAL	.03	27
REPR/MAINT TOTAL	1.06	29
PAYROLL	.40	19
ELEVATOR	.21	29
HVAC	.16	29
ELECTRICAL	.04	24
STRUCT/ROOF	.05	10
PLUMBING	.02	23
FIRE/LIFE SFTY	.07	12
OTHER MAINT/SUP	.22	29

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.46	24
ELECTRICAL	1.27	24
GAS	.06	5
FUEL OIL		
PURCH STEAM	.24	11
PURCH CH WTR	.13	5
COAL		
WATER/SEWER	.04	20
RDS/GNDS/SEC TOTAL	.33	30
RDS/GNDS TOTAL	.06	28
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	21
RDS/GNDS OTHER	.03	16

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	30
SEC PAYROLL	.19	10
SEC CONTRACTS	.21	24
SEC OTHER	.05	12
ADMIN TOTAL	.88	30
PAYROLL	.35	24
MGMT FEES	.36	29
PROF FEES	.08	21
GEN OFC EXP	.14	25
OTHER ADM EXP	.09	15

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.17	29
REAL ESTATE TAX	1.03	29
BUILDING INS	.12	28
PERS PROP TAX	.01	17
OTHER TAX	.04	15
LEASING EXPENSES	1.41	30
ADV/PROMOTION	.08	23
COMMISSIONS	.11	16
PROF FEES	.53	14
TENANT ALTS	1.35	24
BUY-OUTS		
OTHER LEASING	.06	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.79	26
CLEANING	.06	9
REPAIR/MAINT	.40	19
RDS/GROUNDS		
SECURITY	.19	10
ADMINISTRATIVE	.35	24
TOTAL CONTRACTS	.97	30
CLEANING	.62	29
REPAIR/MAINT	.61	8
RDS/GROUNDS	.05	21
SECURITY	.21	24
ADMINISTRATIVE	.39	30

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

*1992 BOMA Experience Exchange Report

Denver, CO

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	10 BLDS	1,588,774 SQ. FT.				1,578,002 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					7.48	6.96	6.25	8.11
RETAIL AREA	2	18.23	16.57						
OTHER AREA									
TOTAL RENT	10	7.51	6.93	6.25	8.42				
NET PARKING INC	6	.43	.46	.34	.55				
MISCELLANEOUS	7	.12	.04	.03	.10				
TOTAL INCOME	10	7.87	7.35	6.94	8.83				
EXPENSE									
CLEANING	10	.66	.65	.54	.72	.66	.65	.54	.74
REPAIR-MAINT	10	.99	.82	.68	1.06	.99	.82	.68	1.06
UTILITIES	10	1.28	1.26	1.02	1.41	1.29	1.27	1.02	1.41
RDS/GRNDS/SEC	10	.39	.40	.25	.45	.39	.40	.25	.45
ADMINISTRATIVE	10	.67	.55	.45	.85	.67	.55	.45	.85
TOTAL OPER EXP	10	3.98	3.99	3.22	4.25	4.01	4.03	3.22	4.35
FIXED EXPENSES	10	1.06	1.00	.84	1.13	1.07	1.01	.84	1.14
TOTAL OPER + FIX	10	5.04	4.97	4.37	5.55	5.08	5.02	4.37	5.57
LEASING EXP	9	1.88	1.26	.59	3.40				
TOTAL PAYROLL	8	.47	.53	.31	.59				
TOTAL CONTRACT	9	1.21	1.04	.80	1.32				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5150	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	282	8
AVG % OFFICE OCCUPANCY	75.6	10
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	10.18	8
AVG NET PRKNG INC/STALL	283.94	5
RENTABLE/GROSS SQFT	.91	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.64	9
PAYROLL		
CONTRACT	.56	9
SUP/MAT/MISC	.06	7
TRASH REMOVAL	.03	9
REPR/MAINT TOTAL	.94	9
PAYROLL	.37	3
ELEVATOR	.11	9
HVAC	.31	9
ELECTRICAL	.06	8
STRUCT/ROOF	.03	5
PLUMBING	.03	8
FIRE/LIFE SFTY	.06	6
OTHER MAINT/SUP	.26	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.32	8
ELECTRICAL	1.11	8
GAS	.12	2
FUEL OIL		
PURCH STEAM	.25	4
PURCH CH WTR		
COAL		
WATER/SEWER	.04	8
RDS/GNDS/SEC TOTAL	.38	9
RDS/GNDS TOTAL	.07	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	6
RDS/GNDS OTHER	.01	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.32	9
SEC PAYROLL		
SEC CONTRACTS	.31	9
SEC OTHER	.05	3
ADMIN TOTAL	.79	9
PAYROLL	.30	6
MGMT FEES	.36	9
PROF FEES	.04	6
GEN OFC EXP	.13	7
OTHER ADM EXP	.04	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.01	9
REAL ESTATE TAX	.87	9
BUILDING INS	.12	8
PERS PROP TAX	.01	6
OTHER TAX	.08	3
LEASING EXPENSES	1.88	9
ADV/PROMOTION	.08	7
COMMISSIONS	.22	7
PROF FEES	.77	8
TENANT ALTS	.94	9
BUY-OUTS		
OTHER LEASING	.07	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.47	8
CLEANING		
REPAIR/MAINT	.37	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.30	6
TOTAL CONTRACTS	1.21	9
CLEANING	.56	9
REPAIR/MAINT	.82	3
RDS/GROUNDS	.09	6
SECURITY	.31	9
ADMINISTRATIVE	.37	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

°1992 BOMA Experience Exchange Report

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	12 BLDS	5,736,899 SQ. FT.				5,667,975 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					10.87	9.93	7.78	13.39
RETAIL AREA	4	9.71	8.26	4.62	20.26				
OTHER AREA									
TOTAL RENT	12	10.85	9.93	7.84	13.34				
NET PARKING INC	9	.53	.56	.38	.75				
MISCELLANEOUS	11	.23	.15	.08	.31				
TOTAL INCOME	12	11.46	10.40	8.80	13.97				
EXPENSE									
CLEANING	12	.72	.70	.66	.79	.72	.70	.66	.79
REPAIR-MAINT	12	1.15	1.19	1.01	1.30	1.16	1.21	1.01	1.30
UTILITIES	12	1.49	1.47	1.23	1.60	1.50	1.47	1.23	1.60
RDS/GRNDS/SEC	12	.33	.32	.26	.38	.33	.33	.27	.38
ADMINISTRATIVE	12	.90	.94	.73	1.04	.91	.96	.75	1.04
TOTAL OPER EXP	12	4.56	4.47	4.27	4.87	4.62	4.50	4.33	4.87
FIXED EXPENSES	12	1.15	1.14	.99	1.25	1.16	1.15	1.00	1.26
TOTAL OPER + FIX	12	5.74	5.67	5.36	6.13	5.79	5.78	5.42	6.13
LEASING EXP	12	1.06	.42	.27	1.31				
TOTAL PAYROLL	12	.88	.83	.67	1.09				
TOTAL CONTRACT	12	.96	.92	.75	1.19				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6043	8
AVG SQFT/RETAIL TENANT	2546	4
AVG SQFT/OFFICE WORKER	298	8
AVG % OFFICE OCCUPANCY	77.2	12
AVG % RETAIL OCCUPANCY	98.8	4
AVG $ RATE YR-END RENT	11.32	8
AVG NET PRKNG INC/STALL	539.63	8
RENTABLE/GROSS SQFT	.89	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.72	12
PAYROLL	.08	7
CONTRACT	.62	12
SUP/MAT/MISC	.03	12
TRASH REMOVAL	.03	11
REPR/MAINT TOTAL	1.15	12
PAYROLL	.41	12
ELEVATOR	.24	12
HVAC	.16	12
ELECTRICAL	.04	12
STRUCT/ROOF	.06	4
PLUMBING	.02	11
FIRE/LIFE SFTY	.09	5
OTHER MAINT/SUP	.22	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.49	12
ELECTRICAL	1.27	12
GAS	.02	2
FUEL OIL		
PURCH STEAM	.26	6
PURCH CH WTR	.15	4
COAL		
WATER/SEWER	.03	9
RDS/GNDS/SEC TOTAL	.33	12
RDS/GNDS TOTAL	.06	11
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	8
RDS/GNDS OTHER	.04	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	12
SEC PAYROLL	.21	8
SEC CONTRACTS	.18	7
SEC OTHER	.04	6
ADMIN TOTAL	.90	12
PAYROLL	.29	11
MGMT FEES	.37	12
PROF FEES	.08	10
GEN OFC EXP	.16	9
OTHER ADM EXP	.12	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.15	12
REAL ESTATE TAX	1.00	12
BUILDING INS	.12	12
PERS PROP TAX	.01	8
OTHER TAX	.04	9
LEASING EXPENSES	1.06	12
ADV/PROMOTION	.10	8
COMMISSIONS	.09	3
PROF FEES	.31	5
TENANT ALTS	.92	10
BUY-OUTS		
OTHER LEASING	.08	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.88	12
CLEANING	.08	7
REPAIR/MAINT	.41	12
RDS/GROUNDS		
SECURITY	.21	8
ADMINISTRATIVE	.29	11
TOTAL CONTRACTS	.96	12
CLEANING	.62	12
REPAIR/MAINT	.54	3
RDS/GROUNDS	.04	8
SECURITY	.16	7
ADMINISTRATIVE	.43	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

°1992 BOMA Experience Exchange Report

Denver, CO

DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	2,756,721 SQ. FT.				2,659,826 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					12.70	13.26	11.35	14.09
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	12.28	12.50	10.59	14.13				
NET PARKING INC	3	.86	.86						
MISCELLANEOUS	4	.25	.19	.04	.45				
TOTAL INCOME	4	13.17	13.64	11.15	15.33				
EXPENSE									
CLEANING	4	.77	.79	.71	.82	.78	.79	.71	.84
REPAIR-MAINT	4	.82	.85	.70	.94	.85	.91	.75	.94
UTILITIES	4	1.48	1.50	1.32	1.63	1.51	1.51	1.32	1.68
RDS/GRNDS/SEC	4	.30	.36	.20	.40	.31	.38	.20	.42
ADMINISTRATIVE	4	.85	.77	.59	1.11	.89	.84	.59	1.17
TOTAL OPER EXP	4	4.23	4.18	3.95	4.47	4.38	4.18	3.95	4.78
FIXED EXPENSES	4	1.34	1.40	1.20	1.48	1.39	1.48	1.26	1.52
TOTAL OPER + FIX	4	5.57	5.64	5.21	5.90	5.77	5.64	5.21	6.30
LEASING EXP	4	2.16	.21	.06	4.48				
TOTAL PAYROLL	4	.70	.76	.58	.84				
TOTAL CONTRACT	4	.93	.95	.87	.98				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5522	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	243	2
AVG % OFFICE OCCUPANCY	90.0	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL	887.51	2
RENTABLE/GROSS SQFT	.87	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.77	4
PAYROLL	.03	2
CONTRACT	.69	4
SUP/MAT/MISC	.03	3
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	.82	4
PAYROLL	.37	3
ELEVATOR	.21	4
HVAC	.09	4
ELECTRICAL	.02	3
STRUCT/ROOF		
PLUMBING	.02	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.20	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.43	3
ELECTRICAL	1.35	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	2
RDS/GNDS/SEC TOTAL	.30	4
RDS/GNDS TOTAL	.05	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	3
RDS/GNDS OTHER	.04	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	4
SEC PAYROLL	.13	2
SEC CONTRACTS	.20	3
SEC OTHER	.07	2
ADMIN TOTAL	.85	4
PAYROLL	.47	3
MGMT FEES	.38	3
PROF FEES	.08	4
GEN OFC EXP	.14	4
OTHER ADM EXP	.02	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.34	4
REAL ESTATE TAX	1.21	4
BUILDING INS	.12	4
PERS PROP TAX	.01	2
OTHER TAX	.02	2
LEASING EXPENSES	2.16	4
ADV/PROMOTION	.07	3
COMMISSIONS		
PROF FEES		
TENANT ALTS	3.74	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.70	4
CLEANING	.03	2
REPAIR/MAINT	.37	3
RDS/GROUNDS		
SECURITY	.13	2
ADMINISTRATIVE	.47	3
TOTAL CONTRACTS	.93	4
CLEANING	.69	4
REPAIR/MAINT		
RDS/GROUNDS	.04	3
SECURITY	.20	3
ADMINISTRATIVE	.37	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	56 BLDS	5,504,497 SQ. FT.				5,451,511 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	55					12.00	9.87	8.19	12.91
RETAIL AREA									
OTHER AREA									
TOTAL RENT	55	11.92	9.87	8.20	12.83				
NET PARKING INC	12	.25	.16	.07	.51				
MISCELLANEOUS	30	.35	.09	.03	.39				
TOTAL INCOME	55	12.23	9.98	8.36	12.97				
EXPENSE									
CLEANING	55	.70	.69	.64	.78	.70	.69	.65	.78
REPAIR-MAINT	55	.84	.84	.64	1.07	.85	.84	.67	1.07
UTILITIES	55	1.38	1.39	1.23	1.60	1.39	1.39	1.23	1.63
RDS/GRNDS/SEC	56	.37	.35	.28	.48	.37	.36	.28	.48
ADMINISTRATIVE	56	.70	.57	.45	.77	.71	.57	.45	.77
TOTAL OPER EXP	54	4.01	4.02	3.54	4.36	4.05	4.03	3.56	4.36
FIXED EXPENSES	56	1.70	1.48	1.22	1.87	1.71	1.49	1.22	1.87
TOTAL OPER + FIX	54	5.72	5.52	5.13	6.14	5.77	5.62	5.13	6.30
LEASING EXP	46	1.77	1.45	.26	2.37				
TOTAL PAYROLL	38	.48	.39	.28	.53				
TOTAL CONTRACT	56	.88	.86	.74	1.11				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5921	52
AVG SQFT/RETAIL TENANT	735	2
AVG SQFT/OFFICE WORKER	284	37
AVG % OFFICE OCCUPANCY	87.6	54
AVG % RETAIL OCCUPANCY	55.3	2
AVG $ RATE YR-END RENT	13.24	43
AVG NET PRKNG INC/STALL	100.84	7
RENTABLE/GROSS SQFT	.93	38

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.70	49
PAYROLL	.25	8
CONTRACT	.56	49
SUP/MAT/MISC	.06	42
TRASH REMOVAL	.03	47
REPR/MAINT TOTAL	.84	55
PAYROLL	.30	35
ELEVATOR	.11	49
HVAC	.16	55
ELECTRICAL	.05	55
STRUCT/ROOF	.07	41
PLUMBING	.01	54
FIRE/LIFE SFTY	.06	45
OTHER MAINT/SUP	.19	53

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.38	55
ELECTRICAL	1.26	55
GAS	.11	35
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	55
RDS/GNDS/SEC TOTAL	.37	56
RDS/GNDS TOTAL	.22	56
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	55
RDS/GNDS OTHER	.10	40

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.17	40
SEC PAYROLL	.07	4
SEC CONTRACTS	.15	40
SEC OTHER	.05	9
ADMIN TOTAL	.70	56
PAYROLL	.19	24
MGMT FEES	.44	55
PROF FEES	.07	25
GEN OFC EXP	.08	35
OTHER ADM EXP	.06	25

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.70	56
REAL ESTATE TAX	1.55	56
BUILDING INS	.13	56
PERS PROP TAX	.01	24
OTHER TAX	.07	6
LEASING EXPENSES	1.77	46
ADV/PROMOTION	.06	32
COMMISSIONS	.12	14
PROF FEES	.59	35
TENANT ALTS	1.35	39
BUY-OUTS	.19	6
OTHER LEASING	.09	11

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.48	38
CLEANING	.25	8
REPAIR/MAINT	.30	35
RDS/GROUNDS		
SECURITY	.07	4
ADMINISTRATIVE	.19	24
TOTAL CONTRACTS	.88	56
CLEANING	.56	49
REPAIR/MAINT	.18	19
RDS/GROUNDS	.14	55
SECURITY	.15	40
ADMINISTRATIVE	.48	56

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Denver, CO

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	441,102 SQ. FT.				441,102 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	14					8.60	9.84	6.57	10.25
RETAIL AREA									
OTHER AREA									
TOTAL RENT	14	8.62	9.84	6.57	10.25				
NET PARKING INC									
MISCELLANEOUS	5	.90	.25	.02	2.10				
TOTAL INCOME	14	8.96	9.84	6.57	10.25				
EXPENSE									
CLEANING	14	.73	.69	.65	.86	.73	.69	.65	.86
REPAIR-MAINT	13	.97	.85	.65	1.35	.97	.85	.65	1.35
UTILITIES	14	1.45	1.35	1.25	1.69	1.45	1.35	1.25	1.69
RDS/GRNDS/SEC	14	.38	.37	.29	.50	.38	.37	.29	.50
ADMINISTRATIVE	14	.56	.49	.44	.64	.56	.49	.44	.64
TOTAL OPER EXP	13	4.12	3.97	3.14	4.53	4.12	3.97	3.14	4.53
FIXED EXPENSES	14	1.36	1.26	1.17	1.56	1.36	1.26	1.17	1.56
TOTAL OPER+FIX	13	5.49	5.18	4.82	6.22	5.49	5.18	4.82	6.22
LEASING EXP	11	1.53	1.45	.24	1.80				
TOTAL PAYROLL	6	.29	.34	.04	.48				
TOTAL CONTRACT	14	.96	.90	.74	1.19				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3131	13
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	301	6
AVG % OFFICE OCCUPANCY	86.2	14
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.25	9
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	11
PAYROLL		
CONTRACT	.66	11
SUP/MAT/MISC	.06	9
TRASH REMOVAL	.05	10
REPR/MAINT TOTAL	.97	13
PAYROLL	.36	4
ELEVATOR	.06	11
HVAC	.39	13
ELECTRICAL	.06	13
STRUCT/ROOF	.15	10
PLUMBING	.02	13
FIRE/LIFE SFTY	.04	9
OTHER MAINT/SUP	.17	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.45	14
ELECTRICAL	1.26	14
GAS	.16	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	14
RDS/GNDS/SEC TOTAL	.38	14
RDS/GNDS TOTAL	.32	14
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.27	14
RDS/GNDS OTHER	.07	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.10	7
SEC PAYROLL		
SEC CONTRACTS	.09	7
SEC OTHER	.06	2
ADMIN TOTAL	.56	14
PAYROLL	.10	2
MGMT FEES	.49	13
PROF FEES	.13	4
GEN OFC EXP	.09	6
OTHER ADM EXP	.02	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.36	14
REAL ESTATE TAX	1.21	14
BUILDING INS	.15	14
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.53	11
ADV/PROMOTION	.10	6
COMMISSIONS	.21	2
PROF FEES	.52	4
TENANT ALTS	1.64	7
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.29	6
CLEANING		
REPAIR/MAINT	.36	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.10	2
TOTAL CONTRACTS	.96	14
CLEANING	.66	11
REPAIR/MAINT	.17	4
RDS/GROUNDS	.27	14
SECURITY	.09	7
ADMINISTRATIVE	.50	14

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	1,029,784 SQ. FT.				1,027,597 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					9.79	9.40	8.19	11.06
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12	9.80	9.40	8.20	11.06				
NET PARKING INC	4	.15	.12	.07	.26				
MISCELLANEOUS	8	.05	.04	.03	.08				
TOTAL INCOME	12	9.88	9.74	8.25	11.06				
EXPENSE									
CLEANING	12	.81	.78	.72	.91	.81	.78	.72	.91
REPAIR-MAINT	13	.77	.76	.63	1.03	.77	.78	.63	1.03
UTILITIES	12	1.41	1.41	1.22	1.61	1.41	1.41	1.22	1.61
RDS/GRNDS/SEC	13	.43	.45	.28	.54	.43	.45	.28	.54
ADMINISTRATIVE	13	.58	.57	.38	.76	.59	.57	.38	.76
TOTAL OPER EXP	12	4.08	4.16	3.47	4.75	4.09	4.16	3.47	4.81
FIXED EXPENSES	13	1.53	1.49	1.32	1.73	1.53	1.49	1.32	1.73
TOTAL OPER+FIX	12	5.67	5.82	5.04	6.14	5.69	5.82	5.04	6.22
LEASING EXP	12	1.59	1.35	.16	2.73				
TOTAL PAYROLL	11	.36	.33	.28	.43				
TOTAL CONTRACT	13	1.03	1.03	.79	1.38				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3724	13
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	263	10
AVG % OFFICE OCCUPANCY	87.0	13
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.85	9
AVG NET PRKNG INC/STALL	77.01	2
RENTABLE/GROSS SQFT	.93	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.81	12
PAYROLL		
CONTRACT	.70	12
SUP/MAT/MISC	.07	12
TRASH REMOVAL	.04	12
REPR/MAINT TOTAL	.77	13
PAYROLL	.31	11
ELEVATOR	.07	12
HVAC	.15	13
ELECTRICAL	.05	13
STRUCT/ROOF	.06	10
PLUMBING	.01	13
FIRE/LIFE SFTY	.03	10
OTHER MAINT/SUP	.17	13

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.41	12
ELECTRICAL	1.24	12
GAS	.10	9
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	12
RDS/GNDS/SEC TOTAL	.43	13
RDS/GNDS TOTAL	.25	13
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.15	13
RDS/GNDS OTHER	.11	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.18	13
SEC PAYROLL		
SEC CONTRACTS	.18	13
SEC OTHER		
ADMIN TOTAL	.58	13
PAYROLL	.09	7
MGMT FEES	.45	13
PROF FEES	.11	7
GEN OFC EXP	.02	11
OTHER ADM EXP	.03	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.53	13
REAL ESTATE TAX	1.42	13
BUILDING INS	.09	13
PERS PROP TAX	.01	7
OTHER TAX	.02	3
LEASING EXPENSES	1.59	12
ADV/PROMOTION	.08	8
COMMISSIONS	.15	3
PROF FEES	.30	11
TENANT ALTS	1.29	11
BUY-OUTS		
OTHER LEASING	.38	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.36	11
CLEANING		
REPAIR/MAINT	.31	11
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.09	7
TOTAL CONTRACTS	1.03	13
CLEANING	.70	12
REPAIR/MAINT	.11	6
RDS/GROUNDS	.15	13
SECURITY	.18	13
ADMINISTRATIVE	.51	13

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Denver, CO

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	14 BLDS	2,279,800 SQ. FT.				2,262,832 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	14					11.89	12.15	8.62	13.57
RETAIL AREA									
OTHER AREA									
TOTAL RENT	14	11.86	11.89	8.62	13.57				
NET PARKING INC	6	.31	.30	.04	.56				
MISCELLANEOUS	11	.25	.11	.08	.40				
TOTAL INCOME	14	12.20	12.56	9.21	13.59				
EXPENSE									
CLEANING	14	.67	.67	.57	.75	.67	.67	.65	.75
REPAIR-MAINT	14	.91	1.00	.69	1.14	.92	1.00	.70	1.14
UTILITIES	14	1.31	1.40	1.21	1.54	1.32	1.40	1.21	1.54
RDS/GRNDS/SEC	14	.33	.32	.25	.45	.33	.32	.25	.45
ADMINISTRATIVE	14	.73	.65	.50	.78	.73	.65	.50	.78
TOTAL OPER EXP	14	3.95	4.00	3.58	4.36	3.98	4.03	3.58	4.36
FIXED EXPENSES	14	1.61	1.43	1.25	2.08	1.62	1.52	1.25	2.08
TOTAL OPER + FIX	14	5.56	5.45	5.12	6.31	5.60	5.45	5.12	6.45
LEASING EXP	11	1.83	1.46	.30	2.08				
TOTAL PAYROLL	13	.49	.49	.29	.68				
TOTAL CONTRACT	14	.89	.84	.71	.97				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7167	12
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	273	10
AVG % OFFICE OCCUPANCY	88.3	12
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.83	10
AVG NET PRKNG INC/STALL	103.54	4
RENTABLE/GROSS SQFT	.93	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.67	14
PAYROLL	.07	3
CONTRACT	.58	14
SUP/MAT/MISC	.06	12
TRASH REMOVAL	.03	13
REPR/MAINT TOTAL	.91	14
PAYROLL	.30	13
ELEVATOR	.09	14
HVAC	.18	14
ELECTRICAL	.05	14
STRUCT/ROOF	.04	11
PLUMBING	.02	13
FIRE/LIFE SFTY	.06	14
OTHER MAINT/SUP	.20	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.31	14
ELECTRICAL	1.19	14
GAS	.09	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	14
RDS/GNDS/SEC TOTAL	.33	14
RDS/GNDS TOTAL	.21	14
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.13	13
RDS/GNDS OTHER	.11	12

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.14	11
SEC PAYROLL		
SEC CONTRACTS	.12	11
SEC OTHER	.03	4
ADMIN TOTAL	.73	14
PAYROLL	.23	9
MGMT FEES	.41	14
PROF FEES	.08	8
GEN OFC EXP	.05	12
OTHER ADM EXP	.08	12

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.61	14
REAL ESTATE TAX	1.44	14
BUILDING INS	.14	14
PERS PROP TAX	.01	8
OTHER TAX	.19	2
LEASING EXPENSES	1.83	11
ADV/PROMOTION	.07	6
COMMISSIONS	.12	3
PROF FEES	.89	8
TENANT ALTS	1.15	10
BUY-OUTS	.23	3
OTHER LEASING	.06	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.49	13
CLEANING	.07	3
REPAIR/MAINT	.30	13
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.23	9
TOTAL CONTRACTS	.89	14
CLEANING	.58	14
REPAIR/MAINT	.25	5
RDS/GROUNDS	.13	13
SECURITY	.12	11
ADMINISTRATIVE	.46	14

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,474,908 SQ. FT.				1,441,077 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					15.24	14.76	14.21	16.32
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	14.92	14.57	13.63	16.32				
NET PARKING INC									
MISCELLANEOUS	3	.86	.47						
TOTAL INCOME	4	15.41	15.15	14.41	16.62				
EXPENSE									
CLEANING	4	.66	.67	.61	.71	.66	.67	.62	.71
REPAIR-MAINT	4	.76	.74	.51	.98	.77	.76	.51	.99
UTILITIES	4	1.42	1.49	1.21	1.58	1.43	1.50	1.22	1.61
RDS/GRNDS/SEC	4	.35	.30	.27	.41	.36	.31	.27	.42
ADMINISTRATIVE	4	.82	.84	.61	.99	.84	.87	.61	1.04
TOTAL OPER EXP	4	4.00	3.84	3.49	4.39	4.10	3.91	3.61	4.45
FIXED EXPENSES	4	2.00	1.96	1.90	2.07	2.05	2.03	1.90	2.17
TOTAL OPER + FIX	4	6.00	5.73	5.45	6.40	6.14	5.92	5.65	6.49
LEASING EXP	4	1.66	1.11	.43	3.10				
TOTAL PAYROLL	3	.58	.50						
TOTAL CONTRACT	4	.74	.86	.55	.90				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15322	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	317	3
AVG % OFFICE OCCUPANCY	88.4	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.22	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.91	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.66	4
PAYROLL		
CONTRACT	.43	4
SUP/MAT/MISC	.05	4
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	.78	4
PAYROLL	.25	2
ELEVATOR	.17	4
HVAC	.10	4
ELECTRICAL	.05	4
STRUCT/ROOF	.10	4
PLUMBING	.01	4
FIRE/LIFE SFTY	.08	4
OTHER MAINT/SUP	.18	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.42	4
ELECTRICAL	1.37	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	4
RDS/GNDS/SEC TOTAL	.35	4
RDS/GNDS TOTAL	.11	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	4
RDS/GNDS OTHER	.03	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	4
SEC PAYROLL		
SEC CONTRACTS	.19	4
SEC OTHER	.06	3
ADMIN TOTAL	.82	4
PAYROLL	.19	3
MGMT FEES	.49	4
PROF FEES	.02	3
GEN OFC EXP	.17	4
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.00	4
REAL ESTATE TAX	1.87	4
BUILDING INS	.13	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.66	4
ADV/PROMOTION	.05	4
COMMISSIONS		
PROF FEES	.52	4
TENANT ALTS	1.38	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.58	3
CLEANING		
REPAIR/MAINT	.25	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.19	3
TOTAL CONTRACTS	.74	4
CLEANING	.43	4
REPAIR/MAINT		
RDS/GROUNDS	.09	4
SECURITY	.19	4
ADMINISTRATIVE	.50	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Des Moines, IA

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	12 BLDS	1,675,383 SQ. FT.				1,438,244 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					15.03	12.69	12.66	15.03
RETAIL AREA	2	14.84	10.98						
OTHER AREA	2	6.81	6.60						
TOTAL RENT	8	14.81	12.92	12.60	15.03				
NET PARKING INC	2	.23	.32						
MISCELLANEOUS	2	.06	.12						
TOTAL INCOME	8	14.96	13.00	12.89	15.03				
EXPENSE									
CLEANING	12	1.07	1.13	.91	1.17	1.12	1.13	.92	1.17
REPAIR-MAINT	12	1.23	1.33	1.09	1.56	1.29	1.33	1.09	1.56
UTILITIES	12	1.39	1.66	1.41	1.80	1.47	1.66	1.43	1.80
RDS/GRNDS/SEC	12	.54	.71	.34	.76	.62	.71	.34	.93
ADMINISTRATIVE	12	.66	.47	.44	.64	.77	.59	.45	.65
TOTAL OPER EXP	12	4.88	5.21	4.78	5.99	5.70	5.78	4.99	6.34
FIXED EXPENSES	12	2.21	2.25	1.96	2.51	2.56	2.42	1.96	2.87
TOTAL OPER+FIX	12	7.09	7.16	6.26	8.24	8.27	8.20	6.94	8.98
LEASING EXP	6	.83	.09	.01	1.77				
TOTAL PAYROLL	11	1.21	1.08	.57	1.73				
TOTAL CONTRACT	12	1.21	1.22	1.05	1.55				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18533	11
AVG SQFT/RETAIL TENANT	4974	2
AVG SQFT/OFFICE WORKER	214	11
AVG % OFFICE OCCUPANCY	94.8	12
AVG % RETAIL OCCUPANCY	81.6	2
AVG $ RATE YR-END RENT	16.36	8
AVG NET PRKNG INC/STALL	422.20	2
RENTABLE/GROSS SQFT	.82	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.07	12
PAYROLL	.40	4
CONTRACT	.78	12
SUP/MAT/MISC	.06	11
TRASH REMOVAL	.05	12
REPR/MAINT TOTAL	1.23	12
PAYROLL	.57	10
ELEVATOR	.16	12
HVAC	.17	12
ELECTRICAL	.03	12
STRUCT/ROOF	.12	9
PLUMBING	.01	12
FIRE/LIFE SFTY	.02	10
OTHER MAINT/SUP	.19	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.39	12
ELECTRICAL	1.14	12
GAS	.18	9
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	12
RDS/GNDS/SEC TOTAL	.54	12
RDS/GNDS TOTAL	.15	9
RDS/GNDS PAYRL	.14	4
RDS/GNDS CONTR	.11	4
RDS/GNDS OTHER	.06	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.41	12
SEC PAYROLL	.30	3
SEC CONTRACTS	.30	11
SEC OTHER	.02	7
ADMIN TOTAL	.66	12
PAYROLL	.35	10
MGMT FEES	.59	4
PROF FEES		
GEN OFC EXP	.07	6
OTHER ADM EXP	.07	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.21	12
REAL ESTATE TAX	2.10	12
BUILDING INS	.10	12
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.83	6
ADV/PROMOTION	.01	3
COMMISSIONS		
PROF FEES	.40	2
TENANT ALTS	.73	3
BUY-OUTS		
OTHER LEASING	.02	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.21	11
CLEANING	.40	4
REPAIR/MAINT	.57	10
RDS/GROUNDS	.14	4
SECURITY	.30	3
ADMINISTRATIVE	.35	10
TOTAL CONTRACTS	1.21	12
CLEANING	.78	12
REPAIR/MAINT	.28	4
RDS/GROUNDS	.11	4
SECURITY	.30	11
ADMINISTRATIVE	.72	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	320,308 SQ. FT.				320,308 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					13.73	12.65		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	13.73	12.65						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	13.93	13.00						
EXPENSE									
CLEANING	4	1.08	1.11	.99	1.17	1.08	1.11	.99	1.17
REPAIR-MAINT	4	1.66	1.42	1.31	1.98	1.66	1.42	1.31	1.98
UTILITIES	4	1.78	1.67	1.63	1.91	1.78	1.67	1.63	1.91
RDS/GRNDS/SEC	4	.68	.54	.30	1.12	.68	.54	.30	1.12
ADMINISTRATIVE	4	.51	.55	.27	.83	.51	.55	.27	.83
TOTAL OPER EXP	4	5.71	5.71	4.99	6.52	5.71	5.71	4.99	6.52
FIXED EXPENSES	4	2.05	2.10	1.61	2.46	2.05	2.10	1.61	2.46
TOTAL OPER+FIX	4	7.75	8.01	6.59	8.98	7.75	8.01	6.59	8.98
LEASING EXP	2	1.12	1.21						
TOTAL PAYROLL	4	1.57	1.62	1.12	2.03				
TOTAL CONTRACT	4	1.47	1.38	1.15	1.83				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16015	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	255	4
AVG % OFFICE OCCUPANCY	100.0	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.01	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.78	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.08	4
PAYROLL	.10	2
CONTRACT	.87	4
SUP/MAT/MISC	.10	4
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	1.66	4
PAYROLL	.98	4
ELEVATOR	.23	4
HVAC	.20	4
ELECTRICAL	.03	4
STRUCT/ROOF	.03	3
PLUMBING	.01	4
FIRE/LIFE SFTY	.04	4
OTHER MAINT/SUP	.15	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.78	4
ELECTRICAL	1.35	4
GAS	.29	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.15	4
RDS/GNDS/SEC TOTAL	.68	4
RDS/GNDS TOTAL	.24	3
RDS/GNDS PAYRL	.18	2
RDS/GNDS CONTR	.04	2
RDS/GNDS OTHER	.10	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.49	4
SEC PAYROLL		
SEC CONTRACTS	.37	4
SEC OTHER	.03	3
ADMIN TOTAL	.51	4
PAYROLL	.47	3
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.05	4
REAL ESTATE TAX	1.97	4
BUILDING INS	.07	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.12	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.57	4
CLEANING	.10	2
REPAIR/MAINT	.98	4
RDS/GROUNDS	.18	2
SECURITY		
ADMINISTRATIVE	.47	3
TOTAL CONTRACTS	1.47	4
CLEANING	.87	4
REPAIR/MAINT	.39	2
RDS/GROUNDS	.04	2
SECURITY	.37	4
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Des Moines, IA

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	406,195 SQ. FT.				350,981 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					12.68	12.68		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	12.33	12.40						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	12.33	12.40						
EXPENSE									
CLEANING	3	1.11	1.13			1.11	1.13		
REPAIR-MAINT	3	1.43	1.60			1.44	1.60		
UTILITIES	3	1.74	1.42			1.75	1.45		
RDS/GRNDS/SEC	3	.62	.71			.72	.80		
ADMINISTRATIVE	3	.33	.43			.39	.43		
TOTAL OPER EXP	3	5.23	4.91			6.05	6.32		
FIXED EXPENSES	3	1.81	1.96			2.10	1.96		
TOTAL OPER + FIX	3	7.04	7.15			8.15	8.28		
LEASING EXP									
TOTAL PAYROLL	3	.91	.67						
TOTAL CONTRACT	3	1.53	1.55						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12192	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	193	2
AVG % OFFICE OCCUPANCY	90.3	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.89	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.90	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.11	3
PAYROLL		
CONTRACT	.94	3
SUP/MAT/MISC	.09	2
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	1.43	3
PAYROLL	.54	2
ELEVATOR	.24	3
HVAC	.26	3
ELECTRICAL	.02	3
STRUCT/ROOF	.22	2
PLUMBING	.03	3
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.32	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.74	3
ELECTRICAL	1.33	3
GAS	.21	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.20	3
RDS/GNDS/SEC TOTAL	.62	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.55	3
SEC PAYROLL		
SEC CONTRACTS	.42	3
SEC OTHER	.02	2
ADMIN TOTAL	.33	3
PAYROLL	.30	3
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.81	3
REAL ESTATE TAX	1.67	3
BUILDING INS	.15	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.91	3
CLEANING		
REPAIR/MAINT	.54	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.30	3
TOTAL CONTRACTS	1.53	3
CLEANING	.94	3
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.42	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	615,107 SQ. FT.				528,207 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					12.99	13.84		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	11.16	10.99						
NET PARKING INC									
MISCELLANEOUS	2	.07	.07						
TOTAL INCOME	3	11.18	10.99						
EXPENSE									
CLEANING	3	1.52	.69			1.52	.69		
REPAIR-MAINT	3	1.05	.96			1.05	.96		
UTILITIES	3	1.22	1.25			1.22	1.25		
RDS/GRNDS/SEC	3	.43	.37			51	46		
ADMINISTRATIVE	2	1.43	1.44			1.43	1.44		
TOTAL OPER EXP	3	4.69	5.15			5.46	5.45		
FIXED EXPENSES	3	2.11	2.14			2.46	2.14		
TOTAL OPER + FIX	3	6.80	7.30			7.91	7.36		
LEASING EXP	3	1.91	1.52						
TOTAL PAYROLL	2	.75	.75						
TOTAL CONTRACT	3	1.50	.81						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7350	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	209	2
AVG % OFFICE OCCUPANCY	93.2	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.10	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.91	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.52	3
PAYROLL		
CONTRACT	1.28	3
SUP/MAT/MISC	.21	3
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	1.05	3
PAYROLL	.40	2
ELEVATOR	.05	3
HVAC	.28	3
ELECTRICAL	.08	3
STRUCT/ROOF	.18	2
PLUMBING	.02	3
FIRE/LIFE SFTY	.06	2
OTHER MAINT/SUP	.43	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.22	3
ELECTRICAL	.98	3
GAS	.14	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	3
RDS/GNDS/SEC TOTAL	.43	3
RDS/GNDS TOTAL	.25	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.17	2
RDS/GNDS OTHER	22	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.19	3
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER	.01	2
ADMIN TOTAL	1.43	2
PAYROLL	32	2
MGMT FEES	58	2
PROF FEES	07	2
GEN OFC EXP	26	2
OTHER ADM EXP	19	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.11	3
REAL ESTATE TAX	1.93	3
BUILDING INS	.18	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.91	3
ADV/PROMOTION	.31	2
COMMISSIONS		
PROF FEES	.78	2
TENANT ALTS	4.42	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.75	2
CLEANING		
REPAIR/MAINT	.40	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.32	2
TOTAL CONTRACTS	1.50	3
CLEANING	1.28	3
REPAIR/MAINT		
RDS/GROUNDS	.17	2
SECURITY		
ADMINISTRATIVE	.66	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Detroit, MI

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	3,964,165 SQ. FT.				3,040,899 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					15.36	14.31	12.96	19.80
RETAIL AREA	5	11.48	13.06						
OTHER AREA	4	6.50	8.72						
TOTAL RENT	9	14.65	14.17	12.96	17.52				
NET PARKING INC	6	1.87	1.34	99	2.64				
MISCELLANEOUS	5	12	13						
TOTAL INCOME	9	16.13	14.50	12.98	21.52				
EXPENSE									
CLEANING	11	1.48	1.36	1.06	1.45	1.58	1.49	1.12	1.51
REPAIR-MAINT	11	1.86	1.70	84	2.33	2.00	1.85	93	2.33
UTILITIES	11	2.50	2.43	1.99	3.34	2.62	2.44	2.09	3.34
RDS/GRNDS/SEC	10	69	87	40	96	76	87	42	1.06
ADMINISTRATIVE	11	85	84	47	96	72	67	52	97
TOTAL OPER EXP	11	7.19	6.78	5.49	8.11	7.95	7.51	6.51	8.20
FIXED EXPENSES	11	2.18	1.61	1.17	4.46	2.41	1.97	1.28	4.49
TOTAL OPER + FIX	11	9.37	9.21	7.53	10.62	10.36	9.51	9.09	10.71
LEASING EXP	7	1.08	56	12	1.41				
TOTAL PAYROLL	10	1.21	79	52	2.02				
TOTAL CONTRACT	11	2.39	1.77	1.56	2.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18897	10
AVG SQFT/RETAIL TENANT	4458	5
AVG SQFT/OFFICE WORKER	328	10
AVG % OFFICE OCCUPANCY	92.7	11
AVG % RETAIL OCCUPANCY	92.0	5
AVG $ RATE YR-END RENT	14.34	6
AVG NET PRKNG INC/STALL	933.98	4
RENTABLE/GROSS SQFT	.89	10

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.48	11	**UTILITIES TOTAL**	2.50	11	SECURITY TOTAL	74	9	**FIXED EXP TOTAL**	2.18	11	**TOTAL PAYROLL**	1.21	10
PAYROLL	13	4	ELECTRICAL	1.97	11	SEC PAYROLL	31	7	REAL ESTATE TAX	1.24	11	CLEANING	.13	4
CONTRACT	1.23	11	GAS	08	3	SEC CONTRACTS	52	6	BUILDING INS	.89	11	REPAIR/MAINT	.70	10
SUP/MAT/MISC	08	10	FUEL OIL			SEC OTHER	04	6	PERS PROP TAX	.21	4	RDS/GROUNDS		
TRASH REMOVAL	11	9	PURCH STEAM	84	6	**ADMIN TOTAL**	.85	11	OTHER TAX			SECURITY	.31	7
REPR/MAINT TOTAL	1.86	10	PURCH CH WTR			PAYROLL	39	6	**LEASING EXPENSES**	1.08	7	ADMINISTRATIVE	.39	6
PAYROLL	70	10	COAL			MGMT FEES	58	4	ADV/PROMOTION	.09	5	**TOTAL CONTRACTS**	2.39	11
ELEVATOR	21	10	WATER/SEWER	12	11	PROF FEES	09	6	COMMISSIONS	.01	3	CLEANING	1.23	11
HVAC	45	10	**RDS/GNDS/SEC TOTAL**	.88	10	GEN OFC EXP	06	9	PROF FEES	.14	4	REPAIR/MAINT	1.34	6
ELECTRICAL	10	10	RDS/GNDS TOTAL	06	7	OTHER ADM EXP	08	10	TENANT ALTS	1.10	6	RDS/GROUNDS	.05	5
STRUCT/ROOF	08	7	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.52	6
PLUMBING	04	10	RDS/GNDS CONTR	05	5				OTHER LEASING	.06	3	ADMINISTRATIVE	.34	7
FIRE/LIFE SFTY	02	9	RDS/GNDS OTHER	01	7									
OTHER MAINT/SUP	32	9												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

°1992 BOMA Experience Exchange Report

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,494,870 SQ. FT.				1,388,815 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					16.06	16.65		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	15.39	15.51						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	17.29	17.53						
EXPENSE									
CLEANING	3	1.82	1.24			1.71	1.49		
REPAIR-MAINT	3	2.12	2.11			2.23	2.11		
UTILITIES	3	2.91	3.51			3.08	3.51		
RDS/GRNDS/SEC	3	69	1.02			75	1.02		
ADMINISTRATIVE	3	71	70			76	70		
TOTAL OPER EXP	3	8.06	8.00			8.67	8.00		
FIXED EXPENSES	3	3.02	1.88			3.25	2.42		
TOTAL OPER + FIX	3	11.07	9.08			11.92	9.09		
LEASING EXP									
TOTAL PAYROLL	3	1.27	53						
TOTAL CONTRACT	3	2.78	1.82						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	220847	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	455	2
AVG % OFFICE OCCUPANCY	95.3	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.86	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.82	3	**UTILITIES TOTAL**	2.91	3	SECURITY TOTAL	60	2	**FIXED EXP TOTAL**	3.02	3	**TOTAL PAYROLL**	1.27	3
PAYROLL			ELECTRICAL	2.31	3	SEC PAYROLL	42	2	REAL ESTATE TAX	1.43	3	CLEANING		
CONTRACT	1.34	3	GAS	01	2	SEC CONTRACTS	44	2	BUILDING INS	1.53	3	REPAIR/MAINT	.66	3
SUP/MAT/MISC	12	3	FUEL OIL			SEC OTHER	03	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	16	3	PURCH STEAM	81	2	**ADMIN TOTAL**	.71	3	OTHER TAX			SECURITY	.42	2
REPR/MAINT TOTAL	2.12	3	PURCH CH WTR			PAYROLL	45	2	**LEASING EXPENSES**			ADMINISTRATIVE	.45	2
PAYROLL	06	3	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	2.78	3
ELEVATOR	20	3	WATER/SEWER	06	3	PROF FEES			COMMISSIONS			CLEANING	1.34	3
HVAC	81	3	**RDS/GNDS/SEC TOTAL**	.69	3	GEN OFC EXP	05	3	PROF FEES			REPAIR/MAINT	1.56	2
ELECTRICAL	16	3	RDS/GNDS TOTAL	09	3	OTHER ADM EXP	11	3	TENANT ALTS			RDS/GROUNDS	.06	3
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.44	2
PLUMBING	05	3	RDS/GNDS CONTR	06	3				OTHER LEASING			ADMINISTRATIVE	.38	2
FIRE/LIFE SFTY	08	2	RDS/GNDS OTHER	02	3									
OTHER MAINT/SUP	32	3												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

°1992 BOMA Experience Exchange Report

Detroit, MI

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	30 BLDS	3,586,458 SQ. FT.				3,552,385 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	27					15.81	14.83	11.23	18.62
RETAIL AREA	2	49.57	59.88						
OTHER AREA	2	5.94	4.87						
TOTAL RENT	29	16.09	14.95	11.29	18.48				
NET PARKING INC	7	.23	.12	.04	.36				
MISCELLANEOUS	15	.96	.45	.11	1.33				
TOTAL INCOME	29	16.72	14.96	11.29	18.48				
EXPENSE									
CLEANING	30	.81	.87	.65	.95	.81	.87	.65	.95
REPAIR-MAINT	30	.91	.89	.61	1.19	.92	.89	.61	1.19
UTILITIES	28	1.87	1.89	1.67	2.27	1.87	1.89	1.67	2.27
RDS/GRNDS/SEC	28	.53	.39	.21	.76	.54	.39	.21	.76
ADMINISTRATIVE	30	.97	.89	.64	1.08	.98	.92	.64	1.08
TOTAL OPER EXP	28	5.06	4.82	4.37	5.97	5.13	4.82	4.47	5.97
FIXED EXPENSES	30	2.34	2.32	1.94	2.50	2.36	2.34	1.94	2.54
TOTAL OPER + FIX	28	7.40	7.07	6.44	8.91	7.49	7.24	6.44	9.06
LEASING EXP	21	1.05	.85	.34	2.03				
TOTAL PAYROLL	25	.60	.46	.36	.54				
TOTAL CONTRACT	30	1.15	.99	.84	1.28				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6788	20
AVG SQFT/RETAIL TENANT	2672	4
AVG SQFT/OFFICE WORKER	254	22
AVG % OFFICE OCCUPANCY	83.8	28
AVG % RETAIL OCCUPANCY	93.7	5
AVG $ RATE YR-END RENT	19.40	23
AVG NET PRKNG INC/STALL	84.60	5
RENTABLE/GROSS SQFT	.91	24

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.81	30
PAYROLL		
CONTRACT	.66	30
SUP/MAT/MISC	.07	27
TRASH REMOVAL	.07	29
REPR/MAINT TOTAL	.91	30
PAYROLL	.45	19
ELEVATOR	.10	27
HVAC	.24	30
ELECTRICAL	.04	30
STRUCT/ROOF	.09	14
PLUMBING	.01	19
FIRE/LIFE SFTY	.01	16
OTHER MAINT/SUP	.16	28

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.87	28
ELECTRICAL	1.62	27
GAS	.20	27
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	27
RDS/GNDS/SEC TOTAL	.53	28
RDS/GNDS TOTAL	.29	28
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.27	26
RDS/GNDS OTHER	.05	12

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.25	23
SEC PAYROLL		
SEC CONTRACTS	.30	18
SEC OTHER	.03	7
ADMIN TOTAL	.97	30
PAYROLL	.24	21
MGMT FEES	.72	26
PROF FEES	.07	17
GEN OFC EXP	.05	13
OTHER ADM EXP	.05	13

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.33	30
REAL ESTATE TAX	2.05	30
BUILDING INS	.40	26
PERS PROP TAX		
OTHER TAX	.07	8
LEASING EXPENSES	1.06	21
ADV/PROMOTION	.04	16
COMMISSIONS	.05	3
PROF FEES	.12	17
TENANT ALTS	.81	20
BUY-OUTS		
OTHER LEASING	.10	14

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.60	25
CLEANING		
REPAIR/MAINT	.45	19
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.24	21
TOTAL CONTRACTS	1.15	30
CLEANING	.66	30
REPAIR/MAINT	.11	2
RDS/GROUNDS	.27	26
SECURITY	.30	18
ADMINISTRATIVE	.73	27

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	248,670 SQ. FT.				248,670 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					11.43	11.29	10.01	15.24
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	12.08	11.65	11.17	14.90				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	6	12.10	11.65	11.17	14.90				
EXPENSE									
CLEANING	7	.88	.93	.87	.95	.88	.93	.87	.95
REPAIR-MAINT	7	1.05	.89	.64	1.54	1.05	.89	.64	1.54
UTILITIES	5	2.21	1.90	1.88	2.81	2.21	1.90	1.88	2.81
RDS/GRNDS/SEC	6	.36	.34	.21	.76	.36	.34	.21	.76
ADMINISTRATIVE	7	.62	.68	.17	1.02	.62	.68	.17	1.02
TOTAL OPER EXP	5	5.03	4.84	4.45	5.97	5.03	4.84	4.45	5.97
FIXED EXPENSES	7	3.08	2.11	1.89	3.65	3.08	2.11	1.89	3.65
TOTAL OPER + FIX	5	8.32	7.37	6.50	11.08	8.32	7.37	6.50	11.08
LEASING EXP	4	.70	.59	.22	1.08				
TOTAL PAYROLL	3	.42	.46						
TOTAL CONTRACT	7	.95	.91	.90	1.03				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4660	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	332	7
AVG % OFFICE OCCUPANCY	86.2	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.63	7
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.88	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.88	7
PAYROLL		
CONTRACT	.73	7
SUP/MAT/MISC	.07	5
TRASH REMOVAL	.11	6
REPR/MAINT TOTAL	1.03	7
PAYROLL	.23	2
ELEVATOR	.07	4
HVAC	.47	7
ELECTRICAL	.07	7
STRUCT/ROOF	.07	4
PLUMBING	.04	6
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.29	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.21	5
ELECTRICAL	1.85	5
GAS	.29	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	5
RDS/GNDS/SEC TOTAL	.36	6
RDS/GNDS TOTAL	.34	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.21	5
RDS/GNDS OTHER	.32	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.06	2
SEC PAYROLL		
SEC CONTRACTS	.06	2
SEC OTHER		
ADMIN TOTAL	.82	7
PAYROLL	.37	2
MGMT FEES	.55	4
PROF FEES	.23	3
GEN OFC EXP	.06	4
OTHER ADM EXP	.07	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.08	7
REAL ESTATE TAX	1.87	7
BUILDING INS	1.18	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.70	4
ADV/PROMOTION	.03	2
COMMISSIONS		
PROF FEES	.31	2
TENANT ALTS	.54	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.42	3
CLEANING		
REPAIR/MAINT	.23	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.37	2
TOTAL CONTRACTS	.95	7
CLEANING	.73	7
REPAIR/MAINT		
RDS/GROUNDS	.21	5
SECURITY	.06	2
ADMINISTRATIVE	.73	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Detroit, MI

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	302,939 SQ. FT.				297,146 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					13.00	13.27	11.06	14.97
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	14.23	14.67	12.35	15.85				
NET PARKING INC									
MISCELLANEOUS	2	.31	.31						
TOTAL INCOME	4	14.41	14.93	12.30	16.16				
EXPENSE									
CLEANING	4	1.13	.86	.65	1.57	1.13	.88	.65	1.57
REPAIR-MAINT	4	.88	.89	.69	1.08	.88	.89	.69	1.08
UTILITIES	4	1.93	1.89	1.34	2.43	1.93	1.89	1.34	2.43
RDS/GRNDS/SEC	4	.24	.18	.10	.40	.25	.19	.11	.40
ADMINISTRATIVE	4	1.09	1.02	.93	1.22	1.11	1.02	.97	1.22
TOTAL OPER EXP	4	5.26	4.70	4.55	5.88	5.37	4.77	4.70	5.91
FIXED EXPENSES	4	2.11	2.31	1.87	2.33	2.16	2.32	1.87	2.43
TOTAL OPER+FIX	4	7.38	6.91	6.43	8.19	7.52	7.20	6.59	8.32
LEASING EXP	3	1.86	2.03						
TOTAL PAYROLL	4	.88	.63	.42	1.24				
TOTAL CONTRACT	4	.89	.76	.74	1.01				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4620	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	83.4	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.87	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.13	4
PAYROLL		
CONTRACT	.67	4
SUP/MAT/MISC	.11	4
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	.88	4
PAYROLL	.39	2
ELEVATOR	.04	4
HVAC	.38	4
ELECTRICAL	.04	4
STRUCT/ROOF	.09	2
PLUMBING	.03	3
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.19	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.93	4
ELECTRICAL	2.02	3
GAS	.31	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.24	4
RDS/GNDS TOTAL	.20	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	3
RDS/GNDS OTHER	.18	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.05	3
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER	.04	3
ADMIN TOTAL	1.09	4
PAYROLL	.49	3
MGMT FEES	.54	4
PROF FEES	.07	4
GEN OFC EXP	.17	2
OTHER ADM EXP	.03	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.11	4
REAL ESTATE TAX	1.93	4
BUILDING INS	.12	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.86	3
ADV/PROMOTION	.08	2
COMMISSIONS		
PROF FEES	.44	3
TENANT ALTS	1.34	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.88	4
CLEANING		
REPAIR/MAINT	.39	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.49	3
TOTAL CONTRACTS	.89	4
CLEANING	.67	4
REPAIR/MAINT		
RDS/GROUNDS	.09	3
SECURITY		
ADMINISTRATIVE	.57	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,179,574 SQ. FT.				1,171,396 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	7					16.83	18.76	14.04	19.64
RETAIL AREA	2	49.57	50.88						
OTHER AREA									
TOTAL RENT	7	17.05	18.76	14.04	19.72				
NET PARKING INC	2	.29	.26						
MISCELLANEOUS	3	1.28	1.25						
TOTAL INCOME	7	17.83	20.01	14.04	20.72				
EXPENSE									
CLEANING	7	.82	.82	.68	.93	.83	.82	.68	.95
REPAIR-MAINT	7	.92	.71	.67	1.04	.93	.71	.67	1.04
UTILITIES	7	1.79	1.71	1.45	1.96	1.79	1.75	1.45	1.96
RDS/GRNDS/SEC	6	.53	.45	.33	.65	.53	.45	.33	.65
ADMINISTRATIVE	7	.94	.84	.64	.91	.94	.84	.64	.91
TOTAL OPER EXP	7	4.95	4.82	4.04	5.40	4.99	4.82	4.04	5.47
FIXED EXPENSES	7	2.56	2.47	2.29	2.58	2.57	2.47	2.29	2.61
TOTAL OPER+FIX	7	7.51	7.04	6.44	8.54	7.56	7.04	6.44	8.66
LEASING EXP	2	1.84	2.34						
TOTAL PAYROLL	6	.37	.33	.27	.40				
TOTAL CONTRACT	7	1.14	.99	.84	1.22				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7057	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	203	2
AVG % OFFICE OCCUPANCY	84.9	6
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	21.65	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.91	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.82	7
PAYROLL		
CONTRACT	.68	7
SUP/MAT/MISC	.09	7
TRASH REMOVAL	.06	7
REPR/MAINT TOTAL	.92	7
PAYROLL	.32	3
ELEVATOR	.09	7
HVAC	.34	7
ELECTRICAL	.04	7
STRUCT/ROOF	.18	5
PLUMBING	.01	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.18	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.79	7
ELECTRICAL	1.56	7
GAS	.18	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	7
RDS/GNDS/SEC TOTAL	.53	6
RDS/GNDS TOTAL	.35	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.35	6
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.18	6
SEC PAYROLL		
SEC CONTRACTS	.28	3
SEC OTHER	.05	3
ADMIN TOTAL	.94	7
PAYROLL	.28	4
MGMT FEES	.77	6
PROF FEES	.07	6
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.56	7
REAL ESTATE TAX	2.16	7
BUILDING INS	.52	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.84	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.13	2
TENANT ALTS	1.50	2
BUY-OUTS		
OTHER LEASING	.21	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.37	6
CLEANING		
REPAIR/MAINT	.32	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.28	4
TOTAL CONTRACTS	1.14	7
CLEANING	.68	7
REPAIR/MAINT		
RDS/GROUNDS	.35	6
SECURITY	.28	3
ADMINISTRATIVE	.76	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Duluth, MN

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	356,007 SQ. FT.				295,533 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					10.84	10.88		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	8.79	8.70						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	8.79	8.70						
EXPENSE									
CLEANING	4	1.11	1.10	.91	1.21	1.21	1.18	.94	1.37
REPAIR-MAINT	4	1.95	1.64	1.28	2.29	2.35	2.08	1.56	2.71
UTILITIES	4	1.78	.91	.84	2.28	1.85	.94	.84	2.46
RDS/GRNDS/SEC									
ADMINISTRATIVE	4	.63	.70	.58	.73	.76	.85	.69	.88
TOTAL OPER EXP	4	5.93	4.37	3.78	7.03	7.12	5.51	4.58	8.27
FIXED EXPENSES	4	1.37	.87	.76	1.73	1.65	1.05	.91	2.03
TOTAL OPER + FIX	4	7.30	5.18	4.65	8.65	8.77	6.53	5.63	10.16
LEASING EXP	4	1.08	1.50	.69	1.71				
TOTAL PAYROLL	4	1.34	1.27	1.14	1.52				
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1615	3
AVG SQFT/RETAIL TENANT	4248	4
AVG SQFT/OFFICE WORKER	253	4
AVG % OFFICE OCCUPANCY	92.4	4
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	13.25	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.11	4
PAYROLL	.70	4
CONTRACT		
SUP/MAT/MISC	.06	4
TRASH REMOVAL		
REPR/MAINT TOTAL	1.95	4
PAYROLL	.38	4
ELEVATOR	.28	4
HVAC	.32	4
ELECTRICAL	.10	3
STRUCT/ROOF	.45	3
PLUMBING	.09	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.40	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.78	4
ELECTRICAL	1.29	4
GAS		
FUEL OIL		
PURCH STEAM	.41	3
PURCH CH WTR		
COAL		
WATER/SEWER	.22	4
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.63	4
PAYROLL		
MGMT FEES	.61	4
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.37	4
REAL ESTATE TAX	1.27	4
BUILDING INS	.10	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.08	4
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	1.58	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.34	4
CLEANING	.70	4
REPAIR/MAINT	.38	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.61	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Fort Lauderdale, FL

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS	1,250,817 SQ. FT.				1,249,667 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	19					10.72	10.26	7.41	13.29
RETAIL AREA									
OTHER AREA									
TOTAL RENT	19	10.74	10.26	7.41	13.29				
NET PARKING INC									
MISCELLANEOUS	13	.60	.17	.12	.79				
TOTAL INCOME	19	11.27	10.26	8.28	13.35				
EXPENSE									
CLEANING	19	.63	.74	.42	.83	.63	.74	.42	.83
REPAIR-MAINT	19	.75	.78	.64	.83	.75	.78	.64	.83
UTILITIES	18	1.50	1.46	.89	1.82	1.50	1.46	.89	1.82
RDS/GRNDS/SEC	16	.42	.42	.32	.52	.42	.42	.32	.52
ADMINISTRATIVE	19	1.00	.97	.82	1.17	1.01	.97	.82	1.17
TOTAL OPER EXP	18	4.25	4.07	3.52	4.83	4.26	4.07	3.52	4.83
FIXED EXPENSES	19	2.08	1.81	1.46	1.96	2.08	1.81	1.46	1.96
TOTAL OPER + FIX	18	6.34	5.95	5.02	7.15	6.35	5.95	5.02	7.15
LEASING EXP	17	2.40	3.15	1.25	3.44				
TOTAL PAYROLL	16	.67	.59	.39	.81				
TOTAL CONTRACT	19	.77	.72	.39	1.09				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3513	19
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	399	12
AVG % OFFICE OCCUPANCY	74.2	19
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.04	18
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.63	19
PAYROLL	.31	4
CONTRACT	.48	18
SUP/MAT/MISC	.08	15
TRASH REMOVAL	.08	16
REPR/MAINT TOTAL	.75	16
PAYROLL	.35	10
ELEVATOR	.10	15
HVAC	.15	15
ELECTRICAL	.05	16
STRUCT/ROOF	.04	12
PLUMBING	.01	15
FIRE/LIFE SFTY	.02	12
OTHER MAINT/SUP	.12	16

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.50	18
ELECTRICAL	1.40	18
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	15
RDS/GNDS/SEC TOTAL	.42	16
RDS/GNDS TOTAL	.30	16
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.29	13
RDS/GNDS OTHER	.13	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.12	14
SEC PAYROLL		
SEC CONTRACTS	.12	12
SEC OTHER	.03	8
ADMIN TOTAL	1.00	19
PAYROLL	.41	12
MGMT FEES	.41	19
PROF FEES	.15	10
GEN OFC EXP	.18	10
OTHER ADM EXP	.18	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.08	19
REAL ESTATE TAX	1.82	19
BUILDING INS	.18	18
PERS PROP TAX	.09	11
OTHER TAX	.16	3
LEASING EXPENSES	2.40	17
ADV/PROMOTION	.10	17
COMMISSIONS	.76	5
PROF FEES	.87	13
TENANT ALTS	1.63	15
BUY-OUTS	.37	2
OTHER LEASING	.15	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.67	16
CLEANING	.31	4
REPAIR/MAINT	.35	10
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.41	12
TOTAL CONTRACTS	.77	19
CLEANING	.48	18
REPAIR/MAINT	.39	4
RDS/GROUNDS	.29	13
SECURITY	.12	12
ADMINISTRATIVE	.50	19

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Fort Lauderdale, FL

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	205,983 SQ. FT.				205,983 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					8.16	9.55	7.30	10.40
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	8.16	9.55	7.30	10.40				
NET PARKING INC									
MISCELLANEOUS	3	.16	.12						
TOTAL INCOME	8	8.24	9.56	7.36	10.61				
EXPENSE									
CLEANING	8	.51	.64	.37	.81	.51	.64	.37	.81
REPAIR-MAINT	8	.69	.77	.53	.84	.69	.77	.53	.84
UTILITIES	7	1.05	.89	.63	1.53	1.05	.89	.63	1.53
RDS/GRNDS/SEC	6	.43	.42	.38	.57	.43	.42	.38	.57
ADMINISTRATIVE	8	.84	.94	.46	1.01	.84	.94	.46	1.01
TOTAL OPER EXP	7	3.31	3.52	3.24	4.09	3.31	3.52	3.24	4.09
FIXED EXPENSES	8	1.56	1.68	1.37	1.85	1.56	1.68	1.37	1.85
TOTAL OPER + FIX	7	4.90	5.02	4.57	5.96	4.90	5.02	4.57	5.96
LEASING EXP	6	2.90	3.19	1.74	3.32				
TOTAL PAYROLL	5	.43	.32	.19	.64				
TOTAL CONTRACT	8	.80	.72	.34	1.41				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1878	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	418	3
AVG % OFFICE OCCUPANCY	80.2	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.94	8
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.95	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.51	8
PAYROLL	.19	2
CONTRACT	.32	8
SUP/MAT/MISC	.09	5
TRASH REMOVAL	.16	6
REPR/MAINT TOTAL	.58	8
PAYROLL		
ELEVATOR	.08	5
HVAC	.19	5
ELECTRICAL	.16	6
STRUCT/ROOF	.06	4
PLUMBING	.02	5
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.10	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.05	7
ELECTRICAL	.92	7
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.24	5
RDS/GNDS/SEC TOTAL	.43	8
RDS/GNDS TOTAL	.37	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.41	4
RDS/GNDS OTHER	.18	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.07	4
SEC PAYROLL		
SEC CONTRACTS	.05	3
SEC OTHER	.02	4
ADMIN TOTAL	.84	8
PAYROLL	.63	2
MGMT FEES	.39	8
PROF FEES	.12	6
GEN OFC EXP	.06	6
OTHER ADM EXP	.14	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.56	8
REAL ESTATE TAX	1.20	8
BUILDING INS	.23	8
PERS PROP TAX	.03	3
OTHER TAX		
LEASING EXPENSES	2.90	6
ADV/PROMOTION	.03	6
COMMISSIONS	.10	3
PROF FEES	.99	5
TENANT ALTS	2.26	5
BUY-OUTS		
OTHER LEASING	.15	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.43	5
CLEANING	.19	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.63	2
TOTAL CONTRACTS	.80	8
CLEANING	.32	8
REPAIR/MAINT	.39	4
RDS/GROUNDS	.41	4
SECURITY	.05	3
ADMINISTRATIVE	.47	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	285,925 SQ. FT.				285,925 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					12.21	13.40	9.58	15.51
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	12.21	13.40	9.58	15.51				
NET PARKING INC									
MISCELLANEOUS	3	.42	.23						
TOTAL INCOME	4	12.54	13.95	9.76	16.09				
EXPENSE									
CLEANING	4	.74	.85	.62	.87	.74	.85	.62	.87
REPAIR-MAINT	4	.81	.76	.68	.97	.81	.76	.68	.97
UTILITIES	4	1.69	1.79	1.44	1.95	1.69	1.79	1.44	1.95
RDS/GRNDS/SEC	3	.35	.33			.35	.33		
ADMINISTRATIVE	4	1.21	1.29	1.08	1.40	1.21	1.29	1.08	1.40
TOTAL OPER EXP	4	4.72	5.00	4.22	5.32	4.72	5.00	4.22	5.32
FIXED EXPENSES	4	1.67	1.74	1.30	2.24	1.67	1.74	1.30	2.24
TOTAL OPER + FIX	4	6.39	6.60	5.52	7.56	6.39	6.60	5.52	7.56
LEASING EXP	4	2.51	2.27	.72	3.84				
TOTAL PAYROLL	4	.80	.75	.52	1.12				
TOTAL CONTRACT	4	.47	.54	.24	.83				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3146	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	312	2
AVG % OFFICE OCCUPANCY	82.5	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.41	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.94	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.74	4
PAYROLL	.36	2
CONTRACT	.56	3
SUP/MAT/MISC	.15	3
TRASH REMOVAL	.09	3
REPR/MAINT TOTAL	.97	3
PAYROLL	.51	2
ELEVATOR	.09	3
HVAC	.34	3
ELECTRICAL	.03	3
STRUCT/ROOF	.01	2
PLUMBING	.01	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.11	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.69	4
ELECTRICAL	1.62	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	3
RDS/GNDS/SEC TOTAL	.35	3
RDS/GNDS TOTAL	.25	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.17	2
RDS/GNDS OTHER	.15	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.10	3
SEC PAYROLL		
SEC CONTRACTS	.05	2
SEC OTHER	.06	3
ADMIN TOTAL	1.21	4
PAYROLL	.59	3
MGMT FEES	.45	4
PROF FEES	.17	2
GEN OFC EXP	.11	2
OTHER ADM EXP	.32	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.67	4
REAL ESTATE TAX	1.38	4
BUILDING INS	.28	3
PERS PROP TAX		
OTHER TAX	.14	2
LEASING EXPENSES	2.51	4
ADV/PROMOTION	.07	4
COMMISSIONS	1.08	2
PROF FEES	.31	2
TENANT ALTS	1.92	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.80	4
CLEANING	.36	2
REPAIR/MAINT	.51	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.59	3
TOTAL CONTRACTS	.47	4
CLEANING	.56	3
REPAIR/MAINT		
RDS/GROUNDS	.17	2
SECURITY	.05	2
ADMINISTRATIVE	.53	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Fort Wayne, IN

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	113,092 SQ. FT.				113,092 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					8.35	8.31	6.90	10.24
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	8.35	8.31	6.90	10.24				
NET PARKING INC									
MISCELLANEOUS	5	.05	.03	.02	.10				
TOTAL INCOME	6	8.39	8.34	6.92	10.24				
EXPENSE									
CLEANING	6	1.03	.73	.68	1.00	1.03	.73	.68	1.00
REPAIR-MAINT	6	1.28	.97	.60	1.17	1.28	.97	.60	1.17
UTILITIES	6	1.57	1.53	1.39	1.66	1.57	1.53	1.39	1.66
RDS/GRNDS/SEC	6	.34	.28	.25	.59	.34	.28	.25	.59
ADMINISTRATIVE	6	.37	.38	.31	.44	.37	.38	.31	.44
TOTAL OPER EXP	6	4.58	4.07	3.09	4.87	4.58	4.07	3.09	4.87
FIXED EXPENSES	6	1.03	1.08	.70	1.34	1.03	1.08	.70	1.34
TOTAL OPER + FIX	6	5.61	5.06	3.95	6.21	5.61	5.06	3.95	6.21
LEASING EXP	5	3.94	1.39	.37	10.23				
TOTAL PAYROLL	6	.39	.20	.19	.72				
TOTAL CONTRACT	6	1.48	1.54	1.06	2.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.99	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.03**	**6**	**UTILITIES TOTAL**	**1.57**	**6**	SECURITY TOTAL	.01	5	**FIXED EXP TOTAL**	**1.03**	**6**	**TOTAL PAYROLL**	**.39**	**6**
PAYROLL			ELECTRICAL	1.31	6	SEC PAYROLL			REAL ESTATE TAX	.96	6	CLEANING		
CONTRACT	.86	6	GAS	.20	5	SEC CONTRACTS			BUILDING INS	.07	6	REPAIR/MAINT	.28	6
SUP/MAT/MISC	.03	5	FUEL OIL			SEC OTHER	.01	5	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	4	PURCH STEAM			**ADMIN TOTAL**	**.37**	**6**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.28**	**6**	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**	**3.94**	**5**	ADMINISTRATIVE		
PAYROLL	.28	6	COAL			MGMT FEES	.34	6	ADV/PROMOTION	.03	5	**TOTAL CONTRACTS**	**1.48**	**6**
ELEVATOR	.06	2	WATER/SEWER	.06	6	PROF FEES	.02	5	COMMISSIONS			CLEANING	.86	6
HVAC	.46	6	**RDS/GNDS/SEC TOTAL**	**.34**	**6**	GEN OFC EXP	.01	4	PROF FEES	.44	5	REPAIR/MAINT	.50	5
ELECTRICAL	.19	6	RDS/GNDS TOTAL	.33	6	OTHER ADM EXP			TENANT ALTS	3.47	5	RDS/GROUNDS	.24	6
STRUCT/ROOF	.17	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING	.08	6	RDS/GNDS CONTR	.24	6				OTHER LEASING			ADMINISTRATIVE	.36	6
FIRE/LIFE SFTY			RDS/GNDS OTHER	.12	5									
OTHER MAINT/SUP	.10	5												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	113,092 SQ. FT.				113,092 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					8.35	8.31	6.90	10.24
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	8.35	8.31	6.90	10.24				
NET PARKING INC									
MISCELLANEOUS	5	.05	.03	.02	.10				
TOTAL INCOME	6	8.39	8.34	6.92	10.24				
EXPENSE									
CLEANING	6	1.03	.73	.68	1.00	1.03	.73	.68	1.00
REPAIR-MAINT	6	1.28	.97	.60	1.17	1.28	.97	.60	1.17
UTILITIES	6	1.57	1.53	1.39	1.66	1.57	1.53	1.39	1.66
RDS/GRNDS/SEC	6	.34	.28	.25	.59	.34	.28	.25	.59
ADMINISTRATIVE	6	.37	.38	.31	.44	.37	.38	.31	.44
TOTAL OPER EXP	6	4.58	4.07	3.09	4.87	4.58	4.07	3.09	4.87
FIXED EXPENSES	6	1.03	1.08	.70	1.34	1.03	1.08	.70	1.34
TOTAL OPER + FIX	6	5.61	5.06	3.95	6.21	5.61	5.06	3.95	6.21
LEASING EXP	5	3.94	1.39	.37	10.23				
TOTAL PAYROLL	6	.39	.20	.19	.72				
TOTAL CONTRACT	6	1.48	1.54	1.06	2.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.99	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.03**	**6**	**UTILITIES TOTAL**	**1.57**	**6**	SECURITY TOTAL	.01	5	**FIXED EXP TOTAL**	**1.03**	**6**	**TOTAL PAYROLL**	**.39**	**6**
PAYROLL			ELECTRICAL	1.31	6	SEC PAYROLL			REAL ESTATE TAX	.96	6	CLEANING		
CONTRACT	.86	6	GAS	.20	5	SEC CONTRACTS			BUILDING INS	.07	6	REPAIR/MAINT	.28	6
SUP/MAT/MISC	.03	5	FUEL OIL			SEC OTHER	.01	5	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	4	PURCH STEAM			**ADMIN TOTAL**	**.37**	**6**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.28**	**6**	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**	**3.94**	**5**	ADMINISTRATIVE		
PAYROLL	.28	6	COAL			MGMT FEES	.34	6	ADV/PROMOTION	.03	5	**TOTAL CONTRACTS**	**1.48**	**6**
ELEVATOR	.06	2	WATER/SEWER	.06	6	PROF FEES	.02	5	COMMISSIONS			CLEANING	.86	6
HVAC	.46	6	**RDS/GNDS/SEC TOTAL**	**.34**	**6**	GEN OFC EXP	.01	4	PROF FEES	.44	5	REPAIR/MAINT	.50	5
ELECTRICAL	.19	6	RDS/GNDS TOTAL	.33	6	OTHER ADM EXP			TENANT ALTS	3.47	5	RDS/GROUNDS	.24	6
STRUCT/ROOF	.17	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING	.08	6	RDS/GNDS CONTR	.24	6				OTHER LEASING			ADMINISTRATIVE	.36	6
FIRE/LIFE SFTY			RDS/GNDS OTHER	.12	5									
OTHER MAINT/SUP	.10	5												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Fort Worth, TX

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,715,244 SQ. FT.				1,680,060 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					13.48	10.65	7.50	15.53
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	13.60	10.92	7.00	15.57				
NET PARKING INC	5	1.29	1.99	.64	2.96				
MISCELLANEOUS	4	.15	.05	.03	.51				
TOTAL INCOME	5	15.02	11.89	8.40	17.82				
EXPENSE									
CLEANING	7	.76	.64	.55	.82	.77	.65	.63	.82
REPAIR-MAINT	7	.60	.80	.71	1.06	.61	.81	.71	1.21
UTILITIES	7	1.66	1.66	1.60	1.73	1.68	1.67	1.61	1.99
RDS/GRNDS/SEC	6	.33	.30	.22	.52	.34	.30	.22	.56
ADMINISTRATIVE	7	.97	.83	.64	1.05	.99	.90	.65	1.07
TOTAL OPER EXP	7	5.63	4.86	3.83	5.75	5.75	5.22	3.90	5.87
FIXED EXPENSES	6	1.74	1.42	1.16	2.36	1.78	1.42	1.25	2.41
TOTAL OPER+FIX	6	7.46	6.37	5.44	8.45	7.62	6.84	5.67	8.60
LEASING EXP	6	.32	.14	.02	2.03				
TOTAL PAYROLL	5	1.31	.96	.75	1.51				
TOTAL CONTRACT	7	.78	.71	.58	.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9049	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	289	4
AVG % OFFICE OCCUPANCY	89.6	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.26	5
AVG NET PRKNG INC/STALL	$13.99	3
RENTABLE/GROSS SQFT	.89	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	7
PAYROLL	.57	3
CONTRACT	.28	7
SUP/MAT/MISC	.06	4
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	.60	7
PAYROLL	.51	4
ELEVATOR	.09	7
HVAC	.09	7
ELECTRICAL	.03	5
STRUCT/ROOF	.01	2
PLUMBING	.01	5
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.23	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.70	5
ELECTRICAL	1.59	5
GAS	.08	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	5
RDS/GNDS/SEC TOTAL	.33	6
RDS/GNDS TOTAL	.14	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.21	3
RDS/GNDS OTHER	.03	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	4
SEC PAYROLL	.32	2
SEC CONTRACTS		
SEC OTHER	.05	3
ADMIN TOTAL	1.01	5
PAYROLL	.47	5
MGMT FEES	.55	4
PROF FEES	.09	4
GEN OFC EXP	.07	4
OTHER ADM EXP	.02	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.74	6
REAL ESTATE TAX	1.62	6
BUILDING INS	.12	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.32	6
ADV/PROMOTION	.01	3
COMMISSIONS		
PROF FEES	.33	3
TENANT ALTS	.26	4
BUY-OUTS		
OTHER LEASING	.03	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.31	5
CLEANING	.57	3
REPAIR/MAINT	.51	4
RDS/GROUNDS		
SECURITY	.32	2
ADMINISTRATIVE	.47	5
TOTAL CONTRACTS	.78	7
CLEANING	.28	7
REPAIR/MAINT	.30	2
RDS/GROUNDS	.21	3
SECURITY		
ADMINISTRATIVE	.51	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	1,506,028 SQ. FT.				1,506,216 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					7.93	7.19	4.49	8.47
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12	7.92	7.19	4.49	8.47				
NET PARKING INC									
MISCELLANEOUS	8	.13	.12	.10	.18				
TOTAL INCOME	12	8.04	7.24	4.49	8.59				
EXPENSE									
CLEANING	12	.56	.58	.51	.63	.56	.58	.51	.63
REPAIR-MAINT	12	.73	.80	.64	1.01	.73	.80	.64	1.01
UTILITIES	12	1.70	1.65	1.58	1.95	1.70	1.65	1.58	1.95
RDS/GRNDS/SEC	12	.45	.31	.22	.55	.45	.31	.22	.55
ADMINISTRATIVE	12	.87	.95	.59	1.24	.87	.95	.59	1.24
TOTAL OPER EXP	12	4.30	4.30	4.08	4.48	4.31	4.30	4.09	4.48
FIXED EXPENSES	12	1.20	1.21	.99	1.37	1.20	1.21	.99	1.37
TOTAL OPER+FIX	12	5.50	5.48	5.20	5.73	5.51	5.49	5.20	5.73
LEASING EXP	11	1.51	.18	.09	2.84				
TOTAL PAYROLL	12	.56	.57	.26	.70				
TOTAL CONTRACT	12	.99	.87	.76	1.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12689	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	250	6
AVG % OFFICE OCCUPANCY	75.5	11
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.02	7
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.86	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.56	12
PAYROLL		
CONTRACT	.52	12
SUP/MAT/MISC		
TRASH REMOVAL	.03	11
REPR/MAINT TOTAL	.73	12
PAYROLL	.25	6
ELEVATOR	.12	12
HVAC	.16	12
ELECTRICAL	.04	6
STRUCT/ROOF	.05	5
PLUMBING	.01	6
FIRE/LIFE SFTY	.03	6
OTHER MAINT/SUP	.22	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.61	8
ELECTRICAL	1.52	8
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	8
RDS/GNDS/SEC TOTAL	.45	12
RDS/GNDS TOTAL	.19	12
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	11
RDS/GNDS OTHER	.05	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.28	11
SEC PAYROLL		
SEC CONTRACTS	.22	11
SEC OTHER		
ADMIN TOTAL	.87	12
PAYROLL	.44	10
MGMT FEES	.33	11
PROF FEES	.09	6
GEN OFC EXP	.18	8
OTHER ADM EXP	.02	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.20	12
REAL ESTATE TAX	1.09	12
BUILDING INS	.10	12
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.51	11
ADV/PROMOTION	.07	10
COMMISSIONS	.06	5
PROF FEES	.38	6
TENANT ALTS	1.88	6
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.58	12
CLEANING		
REPAIR/MAINT	.25	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.44	10
TOTAL CONTRACTS	.99	12
CLEANING	.52	12
REPAIR/MAINT	.21	3
RDS/GROUNDS	.18	11
SECURITY	.22	11
ADMINISTRATIVE	.38	11

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Fort Worth, TX

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	495,226 SQ. FT.				495,226 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					5.88	5.70	3.82	7.04
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	5.88	5.70	3.82	7.04				
NET PARKING INC									
MISCELLANEOUS	5	.12	.12	.05	.21				
TOTAL INCOME	6	5.98	5.70	4.03	7.14				
EXPENSE									
CLEANING	6	.58	.55	.51	.61	.58	.55	.51	.61
REPAIR-MAINT	6	.84	.96	.64	1.06	.84	.96	.64	1.06
UTILITIES	6	1.65	1.64	1.55	1.95	1.65	1.64	1.55	1.95
RDS/GRNDS/SEC	6	.25	.25	.19	.29	.25	.25	.19	.29
ADMINISTRATIVE	6	1.01	1.02	.59	1.33	1.01	1.02	.59	1.33
TOTAL OPER EXP	6	4.34	4.30	4.21	4.36	4.34	4.30	4.21	4.36
FIXED EXPENSES	6	1.17	1.22	1.09	1.37	1.17	1.22	1.09	1.37
TOTAL OPER+FIX	6	5.51	5.47	4.99	5.73	5.51	5.47	4.99	5.73
LEASING EXP	5	1.06	.18	.06	2.26				
TOTAL PAYROLL	6	.46	.36	.25	.67				
TOTAL CONTRACT	6	.85	.87	.79	.94				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5689	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	209	2
AVG % OFFICE OCCUPANCY	63.7	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.58	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.58**	**6**
PAYROLL –		
CONTRACT	.55	6
SUP/MAT/MISC		
TRASH REMOVAL	.04	5
REPR/MAINT TOTAL	**.84**	**6**
PAYROLL	.24	2
ELEVATOR	.08	6
HVAC	.30	6
ELECTRICAL	.04	3
STRUCT/ROOF	.10	3
PLUMBING	.01	2
FIRE/LIFE SFTY	.07	3
OTHER MAINT/SUP	.28	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.58**	4
ELECTRICAL	1.47	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	4
RDS/GNDS/SEC TOTAL	**.25**	**6**
RDS/GNDS TOTAL	.16	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	5
RDS/GNDS OTHER	.10	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.11	5
SEC PAYROLL		
SEC CONTRACTS	.11	5
SEC OTHER		
ADMIN TOTAL	**1.01**	**6**
PAYROLL	.58	4
MGMT FEES	.31	6
PROF FEES	.17	4
GEN OFC EXP	.42	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.17**	**6**
REAL ESTATE TAX	1.07	6
BUILDING INS	.09	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.06**	5
ADV/PROMOTION	.07	5
COMMISSIONS	.04	3
PROF FEES	.56	2
TENANT ALTS	1.52	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.46**	**6**
CLEANING		
REPAIR/MAINT	.24	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.58	4
TOTAL CONTRACTS	**.85**	**6**
CLEANING	.55	6
REPAIR/MAINT		
RDS/GROUNDS	.12	5
SECURITY	.11	5
ADMINISTRATIVE	.42	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Grand Rapids, MI

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	546,663 SQ. FT.				501,494 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					11.99	9.76	9.04	13.58
RETAIL AREA									
OTHER AREA	2	5.44	5.41						
TOTAL RENT	4	11.35	9.39	8.53	12.74				
NET PARKING INC	4	2.79	1.78	1.18	3.40				
MISCELLANEOUS	4	.36	.29	.04	.59				
TOTAL INCOME	4	14.49	10.86	10.35	16.14				
EXPENSE									
CLEANING	4	1.15	1.15	.91	1.33	1.16	1.16	.92	1.34
REPAIR-MAINT	4	1.82	1.90	1.12	2.50	1.84	1.90	1.13	2.53
UTILITIES	4	2.14	2.19	1.95	2.28	2.15	– 2.19	1.95	2.30
RDS/GRNDS/SEC	4	.24	.19	.05	.37	.26	.20	.05	.42
ADMINISTRATIVE	4	.70	.51	.30	.94	.76	.53	.32	1.05
TOTAL OPER EXP	4	6.05	5.80	5.28	6.49	6.60	6.13	5.65	7.09
FIXED EXPENSES	4	2.48	2.41	2.06	2.74	2.70	2.63	2.21	2.99
TOTAL OPER+FIX	4	8.53	8.29	7.34	9.23	9.30	8.76	7.86	10.08
LEASING EXP									
TOTAL PAYROLL	4	1.22	1.03	.90	1.37				
TOTAL CONTRACT	4	1.41	1.25	.84	1.82				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19237	4
AVG SQFT/RETAIL TENANT	590	2
AVG SQFT/OFFICE WORKER	225	4
AVG % OFFICE OCCUPANCY	99.7	4
AVG % RETAIL OCCUPANCY	55.6	2
AVG $ RATE YR-END RENT	19.82	4
AVG NET PRKNG INC/STALL	1397.11	4
RENTABLE/GROSS SQFT	.83	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.15**	4
PAYROLL	.07	2
CONTRACT	.92	4
SUP/MAT/MISC	.13	4
TRASH REMOVAL	.07	4
REPR/MAINT TOTAL	**1.82**	4
PAYROLL	.56	4
ELEVATOR	.24	4
HVAC	.27	4
ELECTRICAL	.17	4
STRUCT/ROOF	.21	2
PLUMBING	.05	2
FIRE/LIFE SFTY	.17	4
OTHER MAINT/SUP	.30	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.14**	4
ELECTRICAL	1.46	4
GAS	.36	2
FUEL OIL		
PURCH STEAM	.49	3
PURCH CH WTR		
COAL		
WATER/SEWER	.10	2
RDS/GNDS/SEC TOTAL	**.29**	**3**
RDS/GNDS TOTAL	.14	2
RDS/GNDS PAYRL	.06	2
RDS/GNDS CONTR	.07	2
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	2
SEC PAYROLL	.01	2
SEC CONTRACTS	.23	2
SEC OTHER	.01	2
ADMIN TOTAL	**.70**	**4**
PAYROLL	.58	4
MGMT FEES		
PROF FEES		
GEN OFC EXP	.05	2
OTHER ADM EXP	.13	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.48**	**4**
REAL ESTATE TAX	2.41	4
BUILDING INS	.06	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.22**	**4**
CLEANING	.07	2
REPAIR/MAINT	.56	4
RDS/GROUNDS	.06	2
SECURITY	.01	2
ADMINISTRATIVE	.58	4
TOTAL CONTRACTS	**1.41**	**4**
CLEANING	.92	4
REPAIR/MAINT	.62	2
RDS/GROUNDS	.07	2
SECURITY	.23	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Grand Rapids, MI

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	456,233 SQ. FT.				414,415 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					12.35	9.24		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	11.60	8.68						
NET PARKING INC	3	3.22	1.79						
MISCELLANEOUS	3	.32	.06						
TOTAL INCOME	3	15.14	10.51						
EXPENSE									
CLEANING	3	1.12	1.00			1.14	1.02		
REPAIR-MAINT	3	2.02	2.37			2.04	2.37		
UTILITIES	3	2.15	2.27			2.17	2.27		
RDS/GRNDS/SEC	3	.22	.06			.24	.06		
ADMINISTRATIVE	3	.70	.33			.77	.33		
TOTAL OPER EXP	3	6.21	6.29			6.84	6.42		
FIXED EXPENSES	3	2.58	2.67			2.84	2.88		
TOTAL OPER + FIX	3	8.80	9.11			9.68	9.29		
LEASING EXP									
TOTAL PAYROLL	3	1.28	1.13						
TOTAL CONTRACT	3	1.38	.90						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19671	3
AVG SQFT/RETAIL TENANT	599	2
AVG SQFT/OFFICE WORKER	213	3
AVG % OFFICE OCCUPANCY	99.7	3
AVG % RETAIL OCCUPANCY	55.6	2
AVG $ RATE YR-END RENT	19.64	3
AVG NET PRKNG INC/STALL	1430.15	3
RENTABLE/GROSS SQFT	.83	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.12**	**3**
PAYROLL		
CONTRACT	.92	3
SUP/MAT/MISC	.10	3
TRASH REMOVAL	.07	3
REPR/MAINT TOTAL	**2.02**	**3**
PAYROLL	.63	3
ELEVATOR	.27	3
HVAC	.29	3
ELECTRICAL	.18	3
STRUCT/ROOF	.21	2
PLUMBING		
FIRE/LIFE SFTY	.20	3
OTHER MAINT/SUP	.32	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.15**	**3**
ELECTRICAL	1.44	3
GAS		
FUEL OIL		
PURCH STEAM	.49	3
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	**.28**	**2**
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.70**	**3**
PAYROLL	.57	3
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.16	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.58**	**3**
REAL ESTATE TAX	2.52	3
BUILDING INS	.06	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.28**	**3**
CLEANING		
REPAIR/MAINT	.63	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.57	3
TOTAL CONTRACTS	**1.38**	**3**
CLEANING	.92	3
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Greensboro, NC

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	234,130 SQ. FT.				234,130 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					11.15	9.39	7.48	11.70
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	11.15	9.39	7.48	11.70				
NET PARKING INC									
MISCELLANEOUS	4	.03	.02	.01	.04				
TOTAL INCOME	9	11.17	9.41	7.48	11.71				
EXPENSE									
CLEANING	8	.53	.49	.46	.59	.53	.49	.46	.59
REPAIR-MAINT	8	.55	.52	.43	.63	.55	.52	.43	.63
UTILITIES	9	1.28	1.19	.94	1.53	1.28	1.19	.94	1.53
RDS/GRNDS/SEC	9	.16	.12	.04	.20	.16	.12	.04	.20
ADMINISTRATIVE	9	.53	.42	.31	.57	.53	.42	.31	.57
TOTAL OPER EXP	8	3.08	3.12	2.79	3.21	3.08	3.12	2.79	3.21
FIXED EXPENSES	9	.88	.87	.72	.94	.88	.87	.72	.94
TOTAL OPER + FIX	8	3.96	3.93	3.69	4.07	3.96	3.93	3.69	4.07
LEASING EXP	9	.41	.37	.18	.48				
TOTAL PAYROLL	5	.79	.79	.52	.86				
TOTAL CONTRACT	5	.61	.54	.32	.71				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1337	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	252	5
AVG % OFFICE OCCUPANCY	88.6	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.93	9
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.97	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.53**	**8**
PAYROLL	.40	4
CONTRACT	.64	4
SUP/MAT/MISC	.07	6
TRASH REMOVAL	.01	4
REPR/MAINT TOTAL	**.55**	**8**
PAYROLL	.26	4
ELEVATOR	.07	7
HVAC	.16	8
ELECTRICAL	.06	8
STRUCT/ROOF	.02	8
PLUMBING	.02	8
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.14	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.28**	**9**
ELECTRICAL	1.17	9
GAS	.12	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.02	9
RDS/GNDS/SEC TOTAL	**.16**	**9**
RDS/GNDS TOTAL	.10	9
RDS/GNDS PAYRL	.08	4
RDS/GNDS CONTR	.04	5
RDS/GNDS OTHER	.04	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.08	4
SEC PAYROLL	.08	4
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.53**	**9**
PAYROLL		
MGMT FEES	.53	9
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.88**	**9**
REAL ESTATE TAX	.80	9
BUILDING INS	.08	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.41**	**9**
ADV/PROMOTION	.02	4
COMMISSIONS		
PROF FEES	.34	9
TENANT ALTS	.23	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.79**	**5**
CLEANING	.40	4
REPAIR/MAINT	.26	4
RDS/GROUNDS	.08	4
SECURITY	.08	4
ADMINISTRATIVE		
TOTAL CONTRACTS	**.61**	**5**
CLEANING	.64	4
REPAIR/MAINT		
RDS/GROUNDS	.04	5
SECURITY		
ADMINISTRATIVE	.53	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Greensboro, NC

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	157,420 SQ. FT.				157,420 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					10.38	9.39	7.41	10.87
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	10.38	9.39	7.41	10.87				
NET PARKING INC									
MISCELLANEOUS	3	.02	.01						
TOTAL INCOME	6	10.39	9.41	7.41	10.87				
EXPENSE									
CLEANING	5	.52	.47	.43	.62	.52	.47	.43	.62
REPAIR-MAINT	5	.53	.50	.31	.63	.53	.50	.31	.63
UTILITIES	6	1.32	1.17	.89	1.53	1.32	1.17	.89	1.53
RDS/GRNDS/SEC	6	.16	.12	.05	.19	.16	.12	.05	.19
ADMINISTRATIVE	6	.49	.42	.32	.52	.49	.42	.32	.52
TOTAL OPER EXP	5	3.08	3.12	2.23	3.34	3.08	3.12	2.23	3.34
FIXED EXPENSES	6	.86	.87	.71	.91	.86	.87	.71	.91
TOTAL OPER+FIX	5	3.94	3.93	3.01	4.19	3.94	3.93	3.01	4.19
LEASING EXP	6	.39	.37	.16	.46				
TOTAL PAYROLL	4	.77	.78	.52	.85				
TOTAL CONTRACT	3	.57	.42						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1636	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	249	3
AVG % OFFICE OCCUPANCY	92.5	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.62	6
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.99	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.52	5
PAYROLL	.39	3
CONTRACT	.63	2
SUP/MAT/MISC	.06	5
TRASH REMOVAL	.01	3
REPR/MAINT TOTAL	.53	5
PAYROLL	.26	3
ELEVATOR	.05	4
HVAC	.16	5
ELECTRICAL	.07	5
STRUCT/ROOF	.01	5
PLUMBING	.02	5
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.10	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.32	6
ELECTRICAL	1.23	6
GAS	.11	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.02	6
RDS/GNDS/SEC TOTAL	.16	6
RDS/GNDS TOTAL	.10	6
RDS/GNDS PAYRL	.08	3
RDS/GNDS CONTR	.05	3
RDS/GNDS OTHER	.03	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.08	3
SEC PAYROLL	.08	3
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.49	6
PAYROLL		
MGMT FEES	.49	6
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.86	6
REAL ESTATE TAX	.78	6
BUILDING INS	.08	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.39	6
ADV/PROMOTION	.02	2
COMMISSIONS		
PROF FEES	.32	6
TENANT ALTS	.26	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.77	4
CLEANING	.39	3
REPAIR/MAINT	.26	3
RDS/GROUNDS	.08	3
SECURITY	.08	3
ADMINISTRATIVE		
TOTAL CONTRACTS	.57	3
CLEANING	.63	2
REPAIR/MAINT		
RDS/GROUNDS	.05	3
SECURITY		
ADMINISTRATIVE	.49	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Greenville, SC

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	505,036 SQ. FT.				505,036 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					13.26	13.99		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	13.41	13.99						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	13.41	13.99						
EXPENSE									
CLEANING	3	.54	.54			.54	.54		
REPAIR-MAINT	3	.67	.62			.67	.62		
UTILITIES	3	1.26	1.27			1.26	1.27		
RDS/GRNDS/SEC	3	.23	.24			.23	.24		
ADMINISTRATIVE	3	.65	.68			.65	.68		
TOTAL OPER EXP	3	3.34	3.35			3.34	3.35		
FIXED EXPENSES	3	1.44	1.54			1.44	1.54		
TOTAL OPER+FIX	3	4.78	4.87			4.78	4.87		
LEASING EXP	3	.13	.07						
TOTAL PAYROLL	3	.34	.31						
TOTAL CONTRACT	3	.74	.75						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	95.6	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.78	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.54	3
PAYROLL		
CONTRACT	.52	3
SUP/MAT/MISC		
TRASH REMOVAL	.02	3
REPR/MAINT TOTAL	.67	3
PAYROLL	.29	3
ELEVATOR	.16	3
HVAC	.04	3
ELECTRICAL	.01	3
STRUCT/ROOF		
PLUMBING	.01	3
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.14	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.26	3
ELECTRICAL	1.12	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.23	3
RDS/GNDS TOTAL	.07	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.17	3
SEC PAYROLL		
SEC CONTRACTS	.17	3
SEC OTHER		
ADMIN TOTAL	.65	3
PAYROLL	.06	2
MGMT FEES	.55	3
PROF FEES	.02	2
GEN OFC EXP	.03	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.44	3
REAL ESTATE TAX	1.43	3
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.13	3
ADV/PROMOTION	.03	2
COMMISSIONS		
PROF FEES		
TENANT ALTS	.03	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.34	3
CLEANING		
REPAIR/MAINT	.29	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.06	2
TOTAL CONTRACTS	.74	3
CLEANING	.52	3
REPAIR/MAINT		
RDS/GROUNDS	.07	2
SECURITY	.17	3
ADMINISTRATIVE	.57	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Greenville, SC

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS 587,525 SQ. FT.					587,525 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	14					9.72	10.30	6.67	13.71
RETAIL AREA									
OTHER AREA									
TOTAL RENT	14	9.72	10.30	6.67	13.71				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	14	9.72	10.30	6.67	13.71				
EXPENSE									
CLEANING	15	.78	.60	.53	.84	.78	.60	.53	.84
REPAIR-MAINT	15	.62	.51	.45	.57	.62	.51	.45	.57
UTILITIES	15	1.81	1.66	1.42	1.82	1.81	1.66	1.42	1.82
RDS/GRNDS/SEC	14	.20	.26	.13	.30	.20	.26	.13	.30
ADMINISTRATIVE	15	.81	.64	.42	.77	.81	.64	.42	.77
TOTAL OPER EXP	15	4.55	3.31	3.25	4.07	4.55	3.31	3.25	4.07
FIXED EXPENSES	15	.84	.81	.71	1.16	.84	.81	.71	1.16
TOTAL OPER + FIX	15	5.39	4.46	4.01	4.95	5.39	4.46	4.01	4.95
LEASING EXP	13	.32	.30	.09	.47				
TOTAL PAYROLL	14	.45	.17	.11	.88				
TOTAL CONTRACT	15	1.29	.79	.64	1.00				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2777	12
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	338	11
AVG % OFFICE OCCUPANCY	72.4	12
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.75	12
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.98	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.78	15
PAYROLL		
CONTRACT	.72	15
SUP/MAT/MISC	.05	3
TRASH REMOVAL	.05	14
REPR/MAINT TOTAL	.47	14
PAYROLL	.18	13
ELEVATOR	.05	6
HVAC	.07	14
ELECTRICAL	.03	12
STRUCT/ROOF	.05	4
PLUMBING	.02	14
FIRE/LIFE SFTY	.01	10
OTHER MAINT/SUP	.12	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.59	14
ELECTRICAL	1.53	14
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	14
RDS/GNDS/SEC TOTAL	.20	14
RDS/GNDS TOTAL	.17	14
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	14
RDS/GNDS OTHER	.03	10

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.04	12
SEC PAYROLL		
SEC CONTRACTS	.06	9
SEC OTHER	.01	3
ADMIN TOTAL	.78	15
PAYROLL	.64	3
MGMT FEES	.44	14
PROF FEES	.04	11
GEN OFC EXP	.06	10
OTHER ADM EXP	.11	13

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.84	15
REAL ESTATE TAX	.74	15
BUILDING INS	.10	15
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.32	13
ADV/PROMOTION	.05	10
COMMISSIONS		
PROF FEES	.15	13
TENANT ALTS	.23	10
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.45	14
CLEANING		
REPAIR/MAINT	.18	13
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.64	3
TOTAL CONTRACTS	1.29	15
CLEANING	.72	15
REPAIR/MAINT		
RDS/GROUNDS	.16	14
SECURITY	.06	9
ADMINISTRATIVE	.39	15

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Hartford, CT

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	32 BLDS 9,110,123 SQ. FT.					8,835,411 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	22					24.12	18.45	12.99	26.14
RETAIL AREA	9	15.51	14.85	10.66	27.83				
OTHER AREA	10	7.70	7.42	6.10	17.15				
TOTAL RENT	23	24.28	18.70	12.98	29.53				
NET PARKING INC	8	2.08	1.37	.82	2.27				
MISCELLANEOUS	8	1.63	.37	.20	1.86				
TOTAL INCOME	23	26.76	21.14	13.78	31.95				
EXPENSE									
CLEANING	31	1.54	1.48	1.24	1.71	1.55	1.51	1.24	1.73
REPAIR-MAINT	31	1.57	1.31	1.14	1.77	1.58	1.32	1.14	1.84
UTILITIES	32	2.80	2.50	2.28	2.97	2.80	2.57	2.31	2.97
RDS/GRNDS/SEC	31	.93	.77	.41	1.07	.96	.80	.47	1.11
ADMINISTRATIVE	32	.75	1.18	.38	1.38	.77	1.28	.38	1.49
TOTAL OPER EXP	30	7.51	7.02	6.55	8.31	7.76	7.65	6.83	8.68
FIXED EXPENSES	28	5.03	4.22	3.35	5.85	5.19	4.43	3.56	5.95
TOTAL OPER + FIX	26	12.79	11.95	10.09	13.06	13.22	12.41	10.47	13.49
LEASING EXP	13	.82	.33	.05	1.84				
TOTAL PAYROLL	30	2.13	1.80	.91	2.69				
TOTAL CONTRACT	31	1.59	1.50	.66	2.49				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18668	25
AVG SQFT/RETAIL TENANT	2203	14
AVG SQFT/OFFICE WORKER	239	28
AVG % OFFICE OCCUPANCY	92.4	31
AVG % RETAIL OCCUPANCY	91.3	14
AVG $ RATE YR-END RENT	21.80	11
AVG NET PRKNG INC/STALL	1874.43	6
RENTABLE/GROSS SQFT	.85	22

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.54	31
PAYROLL	.88	19
CONTRACT	.85	30
SUP/MAT/MISC	.09	25
TRASH REMOVAL	.12	30
REPR/MAINT TOTAL	1.57	31
PAYROLL	.63	24
ELEVATOR	.30	31
HVAC	.28	25
ELECTRICAL	.12	22
STRUCT/ROOF	.13	18
PLUMBING	.09	15
FIRE/LIFE SFTY	.03	19
OTHER MAINT/SUP	.23	30

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.80	32
ELECTRICAL	1.83	32
GAS	.10	12
FUEL OIL	.06	5
PURCH STEAM	.46	21
PURCH CH WTR	.82	19
COAL		
WATER/SEWER	.04	24
RDS/GNDS/SEC TOTAL	.93	31
RDS/GNDS TOTAL	.19	26
RDS/GNDS PAYRL	.13	13
RDS/GNDS CONTR	.10	25
RDS/GNDS OTHER	.05	16

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.80	26
SEC PAYROLL	.62	19
SEC CONTRACTS	.41	20
SEC OTHER	.08	18
ADMIN TOTAL	.75	32
PAYROLL	.29	28
MGMT FEES	.77	9
PROF FEES	.15	11
GEN OFC EXP	.07	26
OTHER ADM EXP	.14	20

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	5.03	28
REAL ESTATE TAX	4.55	28
BUILDING INS	.15	30
PERS PROP TAX	.58	12
OTHER TAX	.06	3
LEASING EXPENSES	.82	13
ADV/PROMOTION	.07	11
COMMISSIONS	.07	9
PROF FEES	.14	9
TENANT ALTS	1.12	7
BUY-OUTS		
OTHER LEASING	.55	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.13	30
CLEANING	.88	19
REPAIR/MAINT	.63	24
RDS/GROUNDS	.13	13
SECURITY	.62	19
ADMINISTRATIVE	.29	28
TOTAL CONTRACTS	1.59	31
CLEANING	.85	30
REPAIR/MAINT	.81	18
RDS/GROUNDS	.10	25
SECURITY	.41	20
ADMINISTRATIVE	.86	11

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Hartford, CT

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,331,914 SQ. FT.				1,260,424 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					19.71	18.10	14.35	22.68
RETAIL AREA	2	17.43	16.99						
OTHER AREA									
TOTAL RENT	6	20.19	18.64	12.98	25.86				
NET PARKING INC	3	1.33	1.30						
MISCELLANEOUS	4	.61	.37	.22	1.31				
TOTAL INCOME	6	23.11	19.81	13.78	31.95				
EXPENSE									
CLEANING	5	1.62	1.47	.77	2.60	1.73	1.59	.83	2.70
REPAIR-MAINT	5	1.49	1.66	1.06	1.99	1.58	1.84	1.10	2.14
UTILITIES	6	3.19	2.85	2.50	3.15	3.25	2.85	2.57	3.42
RDS/GRNDS/SEC	5	.84	.89	.53	1.36	.90	.99	.58	1.50
ADMINISTRATIVE	6	1.14	1.23	.58	1.60	1.21	1.29	.61	1.76
TOTAL OPER EXP	4	7.99	7.48	6.77	9.44	8.76	8.22	7.23	10.67
FIXED EXPENSES	5	4.44	4.00	2.79	6.36	4.85	4.43	2.86	6.55
TOTAL OPER + FIX	3	11.21	11.23			12.17	12.27		
LEASING EXP	3	.47	.09						
TOTAL PAYROLL	5	1.87	1.63	.61	3.12				
TOTAL CONTRACT	6	1.91	2.38	.97	3.36				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11504	6
AVG SQFT/RETAIL TENANT	2940	3
AVG SQFT/OFFICE WORKER	275	5
AVG % OFFICE OCCUPANCY	85.8	6
AVG % RETAIL OCCUPANCY	95.3	3
AVG $ RATE YR-END RENT	22.65	4
AVG NET PRKNG INC/STALL	619.42	3
RENTABLE/GROSS SQFT	.87	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.62**	**5**
PAYROLL	.87	2
CONTRACT	1.19	5
SUP/MAT/MISC	.05	4
TRASH REMOVAL	.13	4
REPR/MAINT TOTAL	**1.49**	**5**
PAYROLL	.54	3
ELEVATOR	.27	5
HVAC	.62	5
ELECTRICAL	.07	2
STRUCT/ROOF		
PLUMBING	.03	3
FIRE/LIFE SFTY	.04	4
OTHER MAINT/SUP	.13	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**3.19**	**6**
ELECTRICAL	1.83	6
GAS	.11	2
FUEL OIL	.38	2
PURCH STEAM	.66	4
PURCH CH WTR	1.62	2
COAL		
WATER/SEWER	.06	5
RDS/GNDS/SEC TOTAL	**.84**	**5**
RDS/GNDS TOTAL	.34	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.40	4
RDS/GNDS OTHER	.10	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.68	4
SEC PAYROLL		
SEC CONTRACTS	.68	4
SEC OTHER		
ADMIN TOTAL	**1.14**	**6**
PAYROLL	.42	5
MGMT FEES	.68	3
PROF FEES	.21	4
GEN OFC EXP	.04	5
OTHER ADM EXP	.31	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.44**	**5**
REAL ESTATE TAX	4.14	5
BUILDING INS	.27	6
PERS PROP TAX	.07	3
OTHER TAX		
LEASING EXPENSES	**.47**	**3**
ADV/PROMOTION	.36	2
COMMISSIONS	.01	2
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.87**	**5**
CLEANING	.87	2
REPAIR/MAINT	.54	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.42	5
TOTAL CONTRACTS	**1.91**	**6**
CLEANING	1.19	5
REPAIR/MAINT	1.18	2
RDS/GROUNDS	.40	4
SECURITY	.68	4
ADMINISTRATIVE	.74	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,917,766 SQ. FT.				1,895,916 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	23.61	24.39						
NET PARKING INC	2	3.85	3.69						
MISCELLANEOUS	2	2.69	2.45						
TOTAL INCOME	2	30.16	30.52						
EXPENSE									
CLEANING	4	1.52	1.50	1.37	1.64	1.53	1.50	1.37	1.65
REPAIR-MAINT	4	1.40	1.42	1.17	1.67	1.40	1.43	1.18	1.68
UTILITIES	4	2.31	2.24	2.07	2.51	2.31	2.26	2.07	2.53
RDS/GRNDS/SEC	4	.75	.57	.46	1.06	.76	.58	.47	1.06
ADMINISTRATIVE	4	.91	.77	.38	1.37	.92	.78	.38	1.39
TOTAL OPER EXP	4	6.88	6.90	6.48	7.21	6.96	6.94	6.52	7.33
FIXED EXPENSES	3	5.05	5.71			5.11	5.78		
TOTAL OPER + FIX	3	12.13	12.63			12.27	12.79		
LEASING EXP	2	1.21	1.32						
TOTAL PAYROLL	4	1.37	.99	.66	2.13				
TOTAL CONTRACT	4	1.52	1.56	1.03	1.95				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19119	3
AVG SQFT/RETAIL TENANT	639	2
AVG SQFT/OFFICE WORKER	288	3
AVG % OFFICE OCCUPANCY	84.6	3
AVG % RETAIL OCCUPANCY	50.0	2
AVG $ RATE YR-END RENT	20.84	2
AVG NET PRKNG INC/STALL	2575.44	2
RENTABLE/GROSS SQFT	.88	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.52**	**4**
PAYROLL		
CONTRACT	1.04	4
SUP/MAT/MISC	.08	3
TRASH REMOVAL	.14	4
REPR/MAINT TOTAL	**1.40**	**4**
PAYROLL	.56	4
ELEVATOR	.32	4
HVAC	.11	4
ELECTRICAL	.04	4
STRUCT/ROOF	.08	2
PLUMBING	.03	3
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.30	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.31**	**4**
ELECTRICAL	1.92	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	4
RDS/GNDS/SEC TOTAL	**.76**	**4**
RDS/GNDS TOTAL	.14	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.65	4
SEC PAYROLL	.40	2
SEC CONTRACTS	.56	3
SEC OTHER	.03	3
ADMIN TOTAL	**.91**	**4**
PAYROLL	.29	4
MGMT FEES	.76	2
PROF FEES	.15	2
GEN OFC EXP	.07	3
OTHER ADM EXP	.12	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**5.05**	**3**
REAL ESTATE TAX	4.62	3
BUILDING INS	.18	3
PERS PROP TAX	.29	2
OTHER TAX	.07	2
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.37**	**4**
CLEANING		
REPAIR/MAINT	.56	4
RDS/GROUNDS		
SECURITY	.40	2
ADMINISTRATIVE	.29	4
TOTAL CONTRACTS	**1.52**	**4**
CLEANING	1.04	4
REPAIR/MAINT		
RDS/GROUNDS	.04	3
SECURITY	.58	3
ADMINISTRATIVE	.91	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Hartford, CT

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	3,741,225 SQ. FT.				3,681,252 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					34.99	34.76		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	34.28	34.02						
NET PARKING INC	2	1.29	1.28						
MISCELLANEOUS									
TOTAL INCOME	2	36.38	36.08						
EXPENSE									
CLEANING	4	1.57	1.57	1.38	1.70	1.56	1.55	1.38	1.70
REPAIR-MAINT	4	1.76	1.23	1.18	1.91	1.76	1.24	1.18	1.89
UTILITIES	4	3.03	2.89	1.98	3.76	2.99	2.85	1.98	3.71
RDS/GRNDS/SEC	4	1.03	.80	.53	1.22	1.05	.82	.54	1.25
ADMINISTRATIVE	4	.70	.78	.24	1.32	.72	.80	.25	1.35
TOTAL OPER EXP	4	8.10	8.14	5.86	9.36	8.23	8.32	5.94	9.55
FIXED EXPENSES	3	6.23	6.53			6.33	6.62		
TOTAL OPER+FIX	3	15.06	15.79			15.30	16.18		
LEASING EXP	2	.69	.73						
TOTAL PAYROLL	3	3.05	2.29						
TOTAL CONTRACT	3	1.21	1.05						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	28315	3
AVG SQFT/RETAIL TENANT	3084	2
AVG SQFT/OFFICE WORKER	266	4
AVG % OFFICE OCCUPANCY	94.3	4
AVG % RETAIL OCCUPANCY	91.8	2
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.57**	**4**	**UTILITIES TOTAL**	**3.03**	**4**	SECURITY TOTAL	.89	4	**FIXED EXP TOTAL**	**6.23**	**3**	**TOTAL PAYROLL**	**3.05**	**3**
PAYROLL	1.22	3	ELECTRICAL	1.97	4	SEC PAYROLL	.79	3	REAL ESTATE TAX	5.53	3	CLEANING	1.22	3
CONTRACT	.51	3	GAS	.04	2	SEC CONTRACTS	.29	2	BUILDING INS	.11	3	REPAIR/MAINT	.72	3
SUP/MAT/MISC	.13	2	FUEL OIL	.01	2	SEC OTHER	.11	3	PERS PROP TAX	.81	2	RDS/GROUNDS		
TRASH REMOVAL	.11	4	PURCH STEAM	.37	3	**ADMIN TOTAL**	**.70**	**4**	OTHER TAX			SECURITY	.79	3
REPR/MAINT TOTAL	**1.76**	**4**	PURCH CH WTR	.84	3	PAYROLL	.23	3	**LEASING EXPENSES**	**.69**	**2**	ADMINISTRATIVE	.23	3
PAYROLL	.72	3	COAL			MGMT FEES	.79	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.21**	**3**
ELEVATOR	.24	4	WATER/SEWER	.04	4	PROF FEES	.09	2	COMMISSIONS			CLEANING	.51	3
HVAC	.37	4	**RDS/GNDS/SEC TOTAL**	**1.03**	**4**	GEN OFC EXP	.09	4	PROF FEES			REPAIR/MAINT		
ELECTRICAL	.20	3	RDS/GNDS TOTAL	.18	3	OTHER ADM EXP	.17	2	TENANT ALTS			RDS/GROUNDS	.06	3
STRUCT/ROOF	.17	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.29	2
PLUMBING	.13	2	RDS/GNDS CONTR	.06	3				OTHER LEASING			ADMINISTRATIVE	.89	2
FIRE/LIFE SFTY			RDS/GNDS OTHER	.05	2									
OTHER MAINT/SUP	.31	3												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	27 BLDS	4,773,806 SQ. FT.				4,641,097 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	13					15.51	13.66	11.71	19.07
RETAIL AREA	2	5.35	5.12						
OTHER AREA									
TOTAL RENT	13	15.26	13.66	11.39	18.94				
NET PARKING INC	2	.52	.43						
MISCELLANEOUS	5	.48	.33	.03	.73				
TOTAL INCOME	13	16.13	14.67	12.94	20.58				
EXPENSE									
CLEANING	26	1.33	.95	.72	1.29	1.15	.95	.72	1.22
REPAIR-MAINT	25	1.80	.80	.64	1.13	1.81	.80	.64	1.14
UTILITIES	24	2.68	1.85	1.56	2.47	2.31	1.89	1.56	2.36
RDS/GRNDS/SEC	23	1.09	.57	.41	.93	1.13	.57	.41	.94
ADMINISTRATIVE	27	.56	.57	.35	.77	.57	.60	.35	.77
TOTAL OPER EXP	23	7.75	5.53	4.47	6.65	7.98	5.82	4.47	6.78
FIXED EXPENSES	26	2.19	1.65	1.08	2.37	2.26	1.65	1.08	2.43
TOTAL OPER+FIX	22	10.10	7.50	6.69	9.82	10.41	7.51	6.69	10.30
LEASING EXP	9	1.05	.32	.15	1.77				
TOTAL PAYROLL	24	2.51	.79	.65	1.44				
TOTAL CONTRACT	26	1.32	1.02	.85	1.59				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	34966	17
AVG SQFT/RETAIL TENANT	2816	2
AVG SQFT/OFFICE WORKER	285	17
AVG % OFFICE OCCUPANCY	95.0	27
AVG % RETAIL OCCUPANCY	95.7	2
AVG $ RATE YR-END RENT	16.94	7
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	13

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.33**	**26**	**UTILITIES TOTAL**	**2.73**	**21**	SECURITY TOTAL	.79	16	**FIXED EXP TOTAL**	**2.21**	**25**	**TOTAL PAYROLL**	**2.51**	**24**
PAYROLL	1.05	9	ELECTRICAL	2.41	22	SEC PAYROLL	.89	6	REAL ESTATE TAX	1.44	25	CLEANING	1.05	9
CONTRACT	.88	25	GAS	.21	19	SEC CONTRACTS	.14	11	BUILDING INS	.12	25	REPAIR/MAINT	.99	22
SUP/MAT/MISC	.07	24	FUEL OIL	.10	7	SEC OTHER	.13	6	PERS PROP TAX	.83	17	RDS/GROUNDS	.28	9
TRASH REMOVAL	.13	26	PURCH STEAM			**ADMIN TOTAL**	**.56**	**26**	OTHER TAX			SECURITY	.89	6
REPR/MAINT TOTAL	**1.84**	**24**	PURCH CH WTR			PAYROLL	.33	17	**LEASING EXPENSES**	**1.05**	**9**	ADMINISTRATIVE	.33	17
PAYROLL	.99	22	COAL			MGMT FEES	.62	12	ADV/PROMOTION	.11	3	**TOTAL CONTRACTS**	**1.32**	**26**
ELEVATOR	.05	20	WATER/SEWER	.06	22	PROF FEES	.02	12	COMMISSIONS	.05	5	CLEANING	.88	25
HVAC	.23	21	**RDS/GNDS/SEC TOTAL**	**1.10**	**22**	GEN OFC EXP	.09	19	PROF FEES	.35	2	REPAIR/MAINT	.55	17
ELECTRICAL	.25	23	RDS/GNDS TOTAL	.41	22	OTHER ADM EXP	.07	7	TENANT ALTS	1.42	2	RDS/GROUNDS	.15	19
STRUCT/ROOF	.10	17	RDS/GNDS PAYRL	.28	9				BUY-OUTS			SECURITY	.14	11
PLUMBING	.06	20	RDS/GNDS CONTR	.15	19				OTHER LEASING	.61	4	ADMINISTRATIVE	.43	16
FIRE/LIFE SFTY	.02	13	RDS/GNDS OTHER	.10	17									
OTHER MAINT/SUP	.24	20												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Hartford, CT

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	284,655 SQ. FT.				284,655 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					15.03	13.62	12.03	16.87
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	15.03	13.62	12.03	16.87				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	17.36	16.87	13.62	21.41				
EXPENSE									
CLEANING	3	.89	.77			.89	.77		
REPAIR-MAINT	2	.75	.75			.75	.75		
UTILITIES	2	2.00	1.83			2.00	1.83		
RDS/GRNDS/SEC	4	.49	.51	.38	.58	.49	.51	.38	.58
ADMINISTRATIVE	4	.59	.62	.41	.76	.59	.62	.41	.76
TOTAL OPER EXP									
FIXED EXPENSES	4	1.09	1.08	1.02	1.19	1.09	1.08	1.02	1.19
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	2	.74	.74						
TOTAL CONTRACT	3	.98	.90						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	343	3
AVG % OFFICE OCCUPANCY	100.0	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.89	3	**UTILITIES TOTAL**			SECURITY TOTAL			**FIXED EXP TOTAL**	1.08	3	**TOTAL PAYROLL**	.74	2
PAYROLL			ELECTRICAL	1.88	2	SEC PAYROLL			REAL ESTATE TAX	.95	3	CLEANING		
CONTRACT	.76	3	GAS	.05	2	SEC CONTRACTS			BUILDING INS	.13	3	REPAIR/MAINT	.37	2
SUP/MAT/MISC	.06	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.37	2
TRASH REMOVAL	.08	3	PURCH STEAM			**ADMIN TOTAL**	.66	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.75	2	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.37	2	COAL			MGMT FEES	.05	3	**LEASING EXPENSES**					
ELEVATOR	.08	2	WATER/SEWER	.07	2	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	.98	3
HVAC	.10	2	**RDS/GNDS/SEC TOTAL**	.66	3	GEN OFC EXP			COMMISSIONS			CLEANING	.76	3
ELECTRICAL	.03	2				OTHER ADM EXP			PROF FEES			REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL	.53	3				TENANT ALTS			RDS/GROUNDS	.22	3
PLUMBING			RDS/GNDS PAYRL	.37	2				BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.01	2	RDS/GNDS CONTR	.22	3				OTHER LEASING			ADMINISTRATIVE	.66	3
OTHER MAINT/SUP	.12	2	RDS/GNDS OTHER	.05	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	917,058 SQ. FT.				861,747 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					15.37	13.67	11.71	19.55
RETAIL AREA	2	5.35	5.12						
OTHER AREA									
TOTAL RENT	5	14.98	13.67	11.39	19.42				
NET PARKING INC	2	.52	.43						
MISCELLANEOUS	3	.55	.60						
TOTAL INCOME	5	15.62	13.67	11.69	20.29				
EXPENSE									
CLEANING	5	.94	.95	.77	1.07	.98	.95	.78	1.12
REPAIR-MAINT	5	.82	.71	.50	1.04	.85	.80	.50	1.05
UTILITIES	4	1.93	1.84	1.70	2.06	1.96	1.87	1.70	2.11
RDS/GRNDS/SEC	5	.65	.50	.43	.82	.67	.54	.43	.85
ADMINISTRATIVE	5	.98	.80	.66	1.19	1.02	.80	.66	1.29
TOTAL OPER EXP	4	5.43	5.21	4.38	5.99	5.68	5.56	4.38	6.41
FIXED EXPENSES	5	1.87	2.16	.68	2.35	1.94	2.23	.68	2.48
TOTAL OPER + FIX	4	7.54	7.41	6.06	8.30	7.89	7.89	6.06	8.88
LEASING EXP	4	1.11	.35	.24	2.32				
TOTAL PAYROLL	4	.78	.72	.61	.88				
TOTAL CONTRACT	5	1.37	1.05	.93	1.69				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5749	3
AVG SQFT/RETAIL TENANT	2816	2
AVG SQFT/OFFICE WORKER	278	4
AVG % OFFICE OCCUPANCY	86.1	5
AVG % RETAIL OCCUPANCY	95.7	2
AVG $ RATE YR-END RENT	15.74	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.94	5	**UTILITIES TOTAL**	1.93	4	SECURITY TOTAL	.34	4	**FIXED EXP TOTAL**	1.87	5	**TOTAL PAYROLL**	.78	4
PAYROLL			ELECTRICAL	1.82	4	SEC PAYROLL			REAL ESTATE TAX	1.61	5	CLEANING		
CONTRACT	.75	5	GAS	.11	3	SEC CONTRACTS	.31	4	BUILDING INS	.30	4	REPAIR/MAINT	.43	4
SUP/MAT/MISC	.07	5	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.12	5	PURCH STEAM			**ADMIN TOTAL**	.98	5	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.86	4	PURCH CH WTR			PAYROLL	.42	2				ADMINISTRATIVE	.42	2
PAYROLL	.43	4	COAL			MGMT FEES	.63	5	**LEASING EXPENSES**	1.11	4			
ELEVATOR	.10	4	WATER/SEWER	.04	4	PROF FEES	.04	3	ADV/PROMOTION	.11	2	**TOTAL CONTRACTS**	1.37	5
HVAC	.11	4	**RDS/GNDS/SEC TOTAL**	.66	5	GEN OFC EXP	.11	3	COMMISSIONS	.06	2	CLEANING	.75	5
ELECTRICAL	.06	4				OTHER ADM EXP	.04	2	PROF FEES	.35	2	REPAIR/MAINT	.23	2
STRUCT/ROOF	.08	3	RDS/GNDS TOTAL	.35	5				TENANT ALTS	1.42	2	RDS/GROUNDS	.30	4
PLUMBING			RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.31	4
FIRE/LIFE SFTY	.02	3	RDS/GNDS CONTR	.30	4				OTHER LEASING	.10	2	ADMINISTRATIVE	.65	5
OTHER MAINT/SUP	.12	4	RDS/GNDS OTHER	.09	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Honolulu, HI

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	21 BLDS	3,959,569 SQ. FT.				3,771,569 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	14					23.33	24.40	20.50	25.74
RETAIL AREA	8	24.15	26.17	12.50	27.50				
OTHER AREA									
TOTAL RENT	16	23.38	23.93	21.29	25.91				
NET PARKING INC	11	2.74	2.39	1.31	3.05				
MISCELLANEOUS	9	.27	.07	.04	.24				
TOTAL INCOME	16	26.12	25.88	23.04	28.48				
EXPENSE									
CLEANING	21	1.14	1.17	.98	1.39	1.19	1.20	1.07	1.39
REPAIR-MAINT	21	1.26	1.30	.80	1.51	1.31	1.35	.80	1.53
UTILITIES	21	2.26	2.25	2.10	2.43	2.31	2.27	2.10	2.49
RDS/GRNDS/SEC	20	.47	.43	.18	.63	.49	.44	.18	.67
ADMINISTRATIVE	20	1.03	1.01	.69	1.45	1.08	1.03	.69	1.48
TOTAL OPER EXP	21	6.14	6.19	5.86	6.63	6.45	6.43	6.09	6.73
FIXED EXPENSES	20	2.56	2.52	1.84	2.91	2.70	2.70	1.92	3.07
TOTAL OPER+FIX	20	8.79	8.78	8.24	9.33	9.25	9.25	8.67	9.56
LEASING EXP	16	.97	.45	.16	.85				
TOTAL PAYROLL	14	.92	.65	.46	1.51				
TOTAL CONTRACT	20	1.35	1.42	1.02	1.57				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4029	18
AVG SQFT/RETAIL TENANT	1639	10
AVG SQFT/OFFICE WORKER	233	18
AVG % OFFICE OCCUPANCY	97.9	20
AVG % RETAIL OCCUPANCY	100.0	10
AVG $ RATE YR-END RENT	31.20	16
AVG NET PRKNG INC/STALL	2108.44	8
RENTABLE/GROSS SQFT	.90	16

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.14	21
PAYROLL	.38	6
CONTRACT	.79	20
SUP/MAT/MISC	.14	17
TRASH REMOVAL	.10	18
REPR/MAINT TOTAL	1.26	21
PAYROLL	.39	10
ELEVATOR	.30	20
HVAC	.26	18
ELECTRICAL	.10	15
STRUCT/ROOF	.42	10
PLUMBING	.02	10
FIRE/LIFE SFTY	.02	15
OTHER MAINT/SUP	.22	20

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.26	21
ELECTRICAL	2.14	21
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	21
RDS/GNDS/SEC TOTAL	.47	20
RDS/GNDS TOTAL	.09	17
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	13
RDS/GNDS OTHER	.07	10

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	20
SEC PAYROLL	.31	4
SEC CONTRACTS	.29	18
SEC OTHER	.01	10
ADMIN TOTAL	1.03	20
PAYROLL	.33	9
MGMT FEES	.76	18
PROF FEES	.09	16
GEN OFC EXP	.07	12
OTHER ADM EXP	.05	12

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.56	20
REAL ESTATE TAX	2.25	20
BUILDING INS	.22	20
PERS PROP TAX		
OTHER TAX	.70	5
LEASING EXPENSES	.97	16
ADV/PROMOTION	.03	4
COMMISSIONS	.07	7
PROF FEES	.21	15
TENANT ALTS	.95	10
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.92	14
CLEANING	.38	6
REPAIR/MAINT	.39	10
RDS/GROUNDS		
SECURITY	.31	4
ADMINISTRATIVE	.33	9
TOTAL CONTRACTS	1.35	20
CLEANING	.79	20
REPAIR/MAINT	.51	8
RDS/GROUNDS	.03	13
SECURITY	.29	18
ADMINISTRATIVE	.80	19

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	351,033 SQ. FT.				334,479 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					25.52	25.36		
RETAIL AREA	2	25.09	14.37						
OTHER AREA									
TOTAL RENT	4	24.96	25.72	23.76	25.91				
NET PARKING INC	3	1.79	2.04						
MISCELLANEOUS	2	.26	.22						
TOTAL INCOME	4	26.58	25.88	24.80	27.58				
EXPENSE									
CLEANING	5	1.20	1.22	.95	1.42	1.25	1.22	1.09	1.42
REPAIR-MAINT	5	1.30	1.26	.92	1.77	1.36	1.27	.92	2.03
UTILITIES	5	2.63	2.32	2.09	3.48	2.63	2.32	2.09	3.48
RDS/GRNDS/SEC	5	.46	.31	.09	.89	.48	.31	.09	1.02
ADMINISTRATIVE	5	1.44	1.03	.89	2.39	1.51	1.05	.93	2.69
TOTAL OPER EXP	5	7.02	6.19	6.04	8.82	7.37	6.60	6.09	10.08
FIXED EXPENSES	5	2.65	2.58	1.77	3.25	2.78	2.80	1.92	3.27
TOTAL OPER+FIX	5	9.68	9.15	8.78	10.92	10.15	9.44	9.03	12.30
LEASING EXP	3	.33	.35						
TOTAL PAYROLL	4	.71	.55	.41	1.13				
TOTAL CONTRACT	5	1.25	1.42	.72	1.58				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1559	3
AVG SQFT/RETAIL TENANT	1839	3
AVG SQFT/OFFICE WORKER	229	3
AVG % OFFICE OCCUPANCY	97.7	5
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	30.85	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.88	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.20	5
PAYROLL		
CONTRACT	.87	5
SUP/MAT/MISC	.14	4
TRASH REMOVAL	.12	5
REPR/MAINT TOTAL	1.30	5
PAYROLL	.41	2
ELEVATOR	.16	5
HVAC	.44	5
ELECTRICAL	.10	3
STRUCT/ROOF	.02	2
PLUMBING		
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.37	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.63	5
ELECTRICAL	2.43	5
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.20	5
RDS/GNDS/SEC TOTAL	.46	5
RDS/GNDS TOTAL	.22	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	2
RDS/GNDS OTHER	.18	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	5
SEC PAYROLL		
SEC CONTRACTS	.35	4
SEC OTHER		
ADMIN TOTAL	1.44	5
PAYROLL	.53	3
MGMT FEES	1.09	5
PROF FEES	.04	4
GEN OFC EXP	.01	3
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.65	5
REAL ESTATE TAX	2.06	5
BUILDING INS	.27	5
PERS PROP TAX		
OTHER TAX	.99	2
LEASING EXPENSES	.33	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.32	3
TENANT ALTS	.01	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.71	4
CLEANING		
REPAIR/MAINT	.41	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.53	3
TOTAL CONTRACTS	1.25	5
CLEANING	.87	5
REPAIR/MAINT		
RDS/GROUNDS	.18	2
SECURITY	.35	4
ADMINISTRATIVE	1.13	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Honolulu, HI

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,169,350 SQ. FT.				1,133,217 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					24.78	22.72		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	24.72	23.56	21.90	27.09				
NET PARKING INC	3	1.84	1.48						
MISCELLANEOUS	2	.04	.04						
TOTAL INCOME	4	27.52	25.87	23.21	31.24				
EXPENSE									
CLEANING	6	1.13	1.11	.99	1.36	1.14	1.14	.99	1.36
REPAIR-MAINT	6	.93	.90	.61	1.35	.96	.97	.61	1.35
UTILITIES	6	2.22	2.22	2.11	2.27	2.22	2.22	2.11	2.27
RDS/GRNDS/SEC	6	.55	.57	.21	.79	.56	.61	.21	.83
ADMINISTRATIVE	6	.99	.83	.66	1.79	1.02	.85	.66	1.79
TOTAL OPER EXP	6	5.81	6.28	5.03	6.43	5.99	6.39	5.52	6.43
FIXED EXPENSES	5	2.40	2.02	1.60	3.21	2.49	2.10	1.64	3.35
TOTAL OPER + FIX	5	8.48	8.17	7.91	9.16	8.80	8.61	8.21	9.38
LEASING EXP	5	.53	.49	.14	.85				
TOTAL PAYROLL	6	.92	.68	.47	1.48				
TOTAL CONTRACT	6	1.21	1.32	.60	1.46				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3169	6
AVG SQFT/RETAIL TENANT	1445	3
AVG SQFT/OFFICE WORKER	232	6
AVG % OFFICE OCCUPANCY	97.3	6
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	26.18	5
AVG NET PRKNG INC/STALL	768.96	2
RENTABLE/GROSS SQFT	.90	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.13	6
PAYROLL	.64	2
CONTRACT	.63	6
SUP/MAT/MISC	.16	6
TRASH REMOVAL	.10	6
REPR/MAINT TOTAL	.93	6
PAYROLL	.30	5
ELEVATOR	.21	6
HVAC	.22	6
ELECTRICAL	.05	6
STRUCT/ROOF	.09	4
PLUMBING	.03	5
FIRE/LIFE SFTY	.02	6
OTHER MAINT/SUP	.12	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.22	6
ELECTRICAL	2.10	6
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	6
RDS/GNDS/SEC TOTAL	.55	6
RDS/GNDS TOTAL	.06	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	3
RDS/GNDS OTHER	.04	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.50	6
SEC PAYROLL	.44	2
SEC CONTRACTS	.39	5
SEC OTHER	.01	4
ADMIN TOTAL	.99	6
PAYROLL	.42	4
MGMT FEES	.66	5
PROF FEES	.15	4
GEN OFC EXP	.07	6
OTHER ADM EXP	.03	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.40	5
REAL ESTATE TAX	1.92	5
BUILDING INS	.23	6
PERS PROP TAX		
OTHER TAX	.69	2
LEASING EXPENSES	.53	5
ADV/PROMOTION		
COMMISSIONS	.02	3
PROF FEES	.34	4
TENANT ALTS	.41	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.92	6
CLEANING	.64	2
REPAIR/MAINT	.30	5
RDS/GROUNDS		
SECURITY	.44	2
ADMINISTRATIVE	.42	4
TOTAL CONTRACTS	1.21	6
CLEANING	.63	6
REPAIR/MAINT	.44	3
RDS/GROUNDS	.03	3
SECURITY	.39	5
ADMINISTRATIVE	.62	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	14 BLDS	1,573,606 SQ. FT.				1,364,850 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	14					20.58	20.96	16.07	26.66
RETAIL AREA	8	26.18	26.30	20.78	32.73				
OTHER AREA									
TOTAL RENT	11	19.27	19.01	18.04	21.74				
NET PARKING INC	7	2.33	2.06	1.93	2.75				
MISCELLANEOUS	9	1.65	.93	.16	3.20				
TOTAL INCOME	14	23.07	23.09	20.05	27.50				
EXPENSE									
CLEANING	14	1.11	1.06	.98	1.55	1.21	1.23	1.08	1.63
REPAIR-MAINT	14	1.36	1.19	1.01	1.43	1.54	1.46	1.11	1.63
UTILITIES	14	2.26	2.36	1.95	2.56	2.43	2.52	2.06	2.74
RDS/GRNDS/SEC	14	.46	.39	.26	.61	.52	.44	.35	.69
ADMINISTRATIVE	14	1.17	.99	.83	1.58	1.35	1.15	.98	1.73
TOTAL OPER EXP	14	6.35	6.25	6.05	6.75	7.32	6.94	6.80	7.76
FIXED EXPENSES	14	2.37	2.27	1.63	2.89	2.73	2.56	1.83	3.10
TOTAL OPER + FIX	14	8.72	8.73	7.75	9.88	10.06	9.86	8.48	10.92
LEASING EXP	10	1.33	.99	.36	1.58				
TOTAL PAYROLL	12	.83	.63	.56	.80				
TOTAL CONTRACT	14	1.44	1.44	1.29	1.53				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1993	10
AVG SQFT/RETAIL TENANT	2606	8
AVG SQFT/OFFICE WORKER	178	8
AVG % OFFICE OCCUPANCY	93.4	11
AVG % RETAIL OCCUPANCY	89.0	9
AVG $ RATE YR-END RENT	31.52	13
AVG NET PRKNG INC/STALL	1039.34	6
RENTABLE/GROSS SQFT	.89	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.11	14
PAYROLL		
CONTRACT	.79	14
SUP/MAT/MISC	.10	11
TRASH REMOVAL	.11	14
REPR/MAINT TOTAL	1.40	11
PAYROLL	.50	9
ELEVATOR	.27	11
HVAC	.18	11
ELECTRICAL	.06	5
STRUCT/ROOF	.10	2
PLUMBING	.05	6
FIRE/LIFE SFTY	.08	5
OTHER MAINT/SUP	.36	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.25	14
ELECTRICAL	2.09	14
GAS	.01	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL	.08	2
WATER/SEWER	.13	14
RDS/GNDS/SEC TOTAL	.46	14
RDS/GNDS TOTAL	.14	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.13	9
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	12
SEC PAYROLL		
SEC CONTRACTS	.40	12
SEC OTHER		
ADMIN TOTAL	1.17	14
PAYROLL	.45	8
MGMT FEES	.83	13
PROF FEES	.05	8
GEN OFC EXP	.12	7
OTHER ADM EXP	.04	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.37	14
REAL ESTATE TAX	1.69	14
BUILDING INS	.27	14
PERS PROP TAX		
OTHER TAX	.76	8
LEASING EXPENSES	1.33	10
ADV/PROMOTION	.10	3
COMMISSIONS	.86	2
PROF FEES	.40	10
TENANT ALTS	.95	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.83	12
CLEANING		
REPAIR/MAINT	.50	9
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.45	8
TOTAL CONTRACTS	1.44	14
CLEANING	.79	14
REPAIR/MAINT	.42	4
RDS/GROUNDS	.13	9
SECURITY	.40	12
ADMINISTRATIVE	.82	14

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Honolulu, HI

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	214,502 SQ. FT.				183,842 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					23.17	22.05		
RETAIL AREA	2	22.78	21.58						
OTHER AREA									
TOTAL RENT	3	21.20	21.59						
NET PARKING INC									
MISCELLANEOUS	3	2.48	.93						
TOTAL INCOME	3	24.73	24.75						
EXPENSE									
CLEANING	3	1.44	1.27			1.53	1.30		
REPAIR-MAINT	3	.98	1.09			1.15	1.21		
UTILITIES	3	2.18	1.92			2.27	2.15		
RDS/GRNDS/SEC	3	.70	.53			.82	.56		
ADMINISTRATIVE	3	1.37	1.01			1.60	1.17		
TOTAL OPER EXP	3	6.68	5.97			7.79	7.23		
FIXED EXPENSES	3	1.79	2.02			2.09	2.14		
TOTAL OPER + FIX	3	8.47	8.50			9.88	9.91		
LEASING EXP	3	.57	.49						
TOTAL PAYROLL	2	1.78	1.60						
TOTAL CONTRACT	3	1.56	1.31						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1463	3
AVG SQFT/RETAIL TENANT	2706	3
AVG SQFT/OFFICE WORKER	196	2
AVG % OFFICE OCCUPANCY	96.5	3
AVG % RETAIL OCCUPANCY	97.1	3
AVG $ RATE YR-END RENT	27.67	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.84	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.44**	**3**
PAYROLL		
CONTRACT	.54	3
SUP/MAT/MISC	.06	3
TRASH REMOVAL	.11	3
REPR/MAINT TOTAL	**.98**	**3**
PAYROLL	.32	2
ELEVATOR	.17	3
HVAC	.35	3
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.21	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.18**	**3**
ELECTRICAL	1.97	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.21	3
RDS/GNDS/SEC TOTAL	**.70**	**3**
RDS/GNDS TOTAL	.26	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.26	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.56	3
SEC PAYROLL		
SEC CONTRACTS	.56	3
SEC OTHER		
ADMIN TOTAL	**1.37**	**3**
PAYROLL	.50	2
MGMT FEES	1.15	2
PROF FEES	.11	3
GEN OFC EXP	.13	2
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.79**	**3**
REAL ESTATE TAX	1.17	3
BUILDING INS	.38	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.57**	**3**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.55	3
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.78**	**2**
CLEANING		
REPAIR/MAINT	.32	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.50	2
TOTAL CONTRACTS	**1.56**	**3**
CLEANING	.54	3
REPAIR/MAINT		
RDS/GROUNDS	.26	2
SECURITY	.56	3
ADMINISTRATIVE	.89	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

*1992 BOMA Experience Exchange Report

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,229,709 SQ. FT.				1,057,629 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					19.70	20.08	16.20	21.28
RETAIL AREA	3	27.17	32.73						
OTHER AREA									
TOTAL RENT	6	18.83	18.59	17.76	19.01				
NET PARKING INC	6	2.33	2.00	1.92	3.27				
MISCELLANEOUS	6	1.50	.69	.19	1.80				
TOTAL INCOME	6	22.66	21.28	19.83	26.88				
EXPENSE									
CLEANING	6	1.00	1.02	.91	1.05	1.10	1.09	1.03	1.19
REPAIR-MAINT	6	1.49	1.43	1.34	1.73	1.69	1.63	1.53	1.73
UTILITIES	6	2.25	2.36	1.98	2.46	2.43	2.48	2.01	2.83
RDS/GRNDS/SEC	6	.42	.39	.26	.56	.49	.44	.35	.65
ADMINISTRATIVE	6	1.13	1.02	.88	1.18	1.31	1.17	.98	1.33
TOTAL OPER EXP	6	6.28	6.19	6.14	6.75	7.30	7.00	6.86	8.29
FIXED EXPENSES	6	2.47	2.28	1.79	3.77	2.88	2.64	2.04	4.25
TOTAL OPER + FIX	6	8.75	8.94	7.60	9.91	10.18	10.21	8.47	11.40
LEASING EXP	4	1.62	1.58	1.15	2.15				
TOTAL PAYROLL	6	.73	.73	.61	.89				
TOTAL CONTRACT	6	1.40	1.44	1.41	1.48				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2165	5
AVG SQFT/RETAIL TENANT	2580	5
AVG SQFT/OFFICE WORKER	177	5
AVG % OFFICE OCCUPANCY	93.1	6
AVG % RETAIL OCCUPANCY	87.3	6
AVG $ RATE YR-END RENT	33.17	5
AVG NET PRKNG INC/STALL	1090.04	5
RENTABLE/GROSS SQFT	.92	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.00**	**6**
PAYROLL		
CONTRACT	.78	6
SUP/MAT/MISC	.10	6
TRASH REMOVAL	.11	6
REPR/MAINT TOTAL	**1.49**	**6**
PAYROLL	.53	6
ELEVATOR	.29	6
HVAC	.15	6
ELECTRICAL	.06	4
STRUCT/ROOF		
PLUMBING	.06	4
FIRE/LIFE SFTY	.08	4
OTHER MAINT/SUP	.40	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.25**	**6**
ELECTRICAL	2.09	6
GAS	.01	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL	.06	2
WATER/SEWER	.12	6
RDS/GNDS/SEC TOTAL	**.42**	**6**
RDS/GNDS TOTAL	.12	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	5
SEC PAYROLL		
SEC CONTRACTS	.37	5
SEC OTHER		
ADMIN TOTAL	**1.13**	**6**
PAYROLL	.41	3
MGMT FEES	.70	6
PROF FEES	.03	2
GEN OFC EXP	.12	5
OTHER ADM EXP	.05	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.47**	**6**
REAL ESTATE TAX	1.82	6
BUILDING INS	.26	6
PERS PROP TAX		
OTHER TAX	.70	3
LEASING EXPENSES	**1.62**	**4**
ADV/PROMOTION	.11	2
COMMISSIONS	.86	2
PROF FEES	.38	4
TENANT ALTS	.95	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.73**	**6**
CLEANING		
REPAIR/MAINT	.53	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.41	3
TOTAL CONTRACTS	**1.40**	**6**
CLEANING	.78	6
REPAIR/MAINT	.39	3
RDS/GROUNDS	.11	5
SECURITY	.37	5
ADMINISTRATIVE	.79	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

*1992 BOMA Experience Exchange Report

Houston, TX

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	41 BLDS	26,750,378 SQ. FT.				25,867,273 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	40					12.89	10.89	9.69	13.73
RETAIL AREA	19	10.75	13.21	5.83	15.60				
OTHER AREA	9	15.40	8.04	4.01	14.66				
TOTAL RENT	40	12.87	11.00	9.54	13.91				
NET PARKING INC	24	.69	.49	.34	1.17				
MISCELLANEOUS	29	.70	.45	.17	1.02				
TOTAL INCOME	40	13.99	13.02	10.12	15.85				
EXPENSE									
CLEANING	41	.78	.75	.62	.96	.79	.77	.62	.96
REPAIR-MAINT	41	1.01	.76	.63	1.03	1.03	.80	.63	1.05
UTILITIES	40	1.64	1.67	1.39	2.07	1.66	1.67	1.39	2.11
RDS/GRNDS/SEC	41	.42	.40	.29	.65	.43	.42	.30	.66
ADMINISTRATIVE	41	.96	.90	.68	.98	.99	.92	.73	1.04
TOTAL OPER EXP	40	4.71	4.55	4.11	4.95	4.87	4.73	4.21	5.04
FIXED EXPENSES	39	2.18	1.99	1.37	2.47	2.25	2.13	1.37	2.50
TOTAL OPER + FIX	38	6.89	6.16	5.75	7.27	7.12	6.43	5.90	7.42
LEASING EXP	33	.91	.13	.04	.65				
TOTAL PAYROLL	38	.83	.63	.52	.82				
TOTAL CONTRACT	38	1.01	1.01	.70	1.43				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19608	33
AVG SQFT/RETAIL TENANT	3206	20
AVG SQFT/OFFICE WORKER	347	29
AVG % OFFICE OCCUPANCY	88.9	40
AVG % RETAIL OCCUPANCY	87.2	20
AVG $ RATE YR-END RENT	15.56	27
AVG NET PRKNG INC/STALL	916.16	22
RENTABLE/GROSS SQFT	.89	35

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.79	38
PAYROLL	.34	9
CONTRACT	.60	35
SUP/MAT/MISC	.10	28
TRASH REMOVAL	.03	30
REPR/MAINT TOTAL	1.03	38
PAYROLL	.35	22
ELEVATOR	.23	38
HVAC	.11	37
ELECTRICAL	.05	30
STRUCT/ROOF	.11	10
PLUMBING	.03	30
FIRE/LIFE SFTY	.04	19
OTHER MAINT/SUP	.27	37

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.66	30
ELECTRICAL	1.41	30
GAS	.05	24
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.93	2
COAL		
WATER/SEWER	.12	30
RDS/GNDS/SEC TOTAL	.44	38
RDS/GNDS TOTAL	.08	35
RDS/GNDS PAYRL	.10	4
RDS/GNDS CONTR	.04	33
RDS/GNDS OTHER	.04	14

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	38
SEC PAYROLL	.20	10
SEC CONTRACTS	.28	35
SEC OTHER	.05	17
ADMIN TOTAL	.84	38
PAYROLL	.32	37
MGMT FEES	.36	33
PROF FEES	.11	20
GEN OFC EXP	.08	30
OTHER ADM EXP	.06	21

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.12	38
REAL ESTATE TAX	1.94	36
BUILDING INS	.17	35
PERS PROP TAX	.06	8
OTHER TAX	.05	5
LEASING EXPENSES	.91	33
ADV/PROMOTION	.04	15
COMMISSIONS	.04	15
PROF FEES	.36	16
TENANT ALTS	.78	17
BUY-OUTS	.07	2
OTHER LEASING	.06	15

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.83	38
CLEANING	.34	9
REPAIR/MAINT	.35	22
RDS/GROUNDS	.10	4
SECURITY	.20	10
ADMINISTRATIVE	.32	37
TOTAL CONTRACTS	1.01	38
CLEANING	.60	35
REPAIR/MAINT	.45	15
RDS/GROUNDS	.04	33
SECURITY	.28	35
ADMINISTRATIVE	.40	36

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,211,896 SQ. FT.				1,188,435 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					11.37	11.30	10.56	12.77
RETAIL AREA	2	11.32	13.14						
OTHER AREA									
TOTAL RENT	7	11.37	11.30	10.56	12.63				
NET PARKING INC									
MISCELLANEOUS	3	1.46	.41						
TOTAL INCOME	7	12.18	11.30	10.74	14.96				
EXPENSE									
CLEANING	7	.84	.80	.62	.96	.85	.80	.62	.96
REPAIR-MAINT	7	.69	.62	.41	.67	.70	.62	.41	.75
UTILITIES	7	1.90	1.98	1.78	2.16	1.93	1.98	1.78	2.16
RDS/GRNDS/SEC	7	.54	.65	.45	.67	.55	.65	.45	.67
ADMINISTRATIVE	7	.81	.72	.64	.96	.83	.87	.65	.96
TOTAL OPER EXP	7	4.79	4.80	4.41	5.05	4.88	4.80	4.41	5.05
FIXED EXPENSES	7	1.54	1.37	1.26	1.69	1.57	1.37	1.26	1.90
TOTAL OPER + FIX	7	6.32	6.07	5.80	6.33	6.45	6.16	5.96	6.47
LEASING EXP	5	.37	.10	.04	1.39				
TOTAL PAYROLL	7	.60	.63	.50	.72				
TOTAL CONTRACT	7	1.38	1.40	.86	1.61				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8185	5
AVG SQFT/RETAIL TENANT	2908	2
AVG SQFT/OFFICE WORKER	401	4
AVG % OFFICE OCCUPANCY	91.6	7
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	14.11	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.94	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.84	7
PAYROLL		
CONTRACT	.82	6
SUP/MAT/MISC	.08	3
TRASH REMOVAL	.02	5
REPR/MAINT TOTAL	.88	7
PAYROLL	.30	2
ELEVATOR	.17	7
HVAC	.11	6
ELECTRICAL	.02	4
STRUCT/ROOF		
PLUMBING	.02	4
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.25	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.74	4
ELECTRICAL	1.46	4
GAS	.07	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.19	4
RDS/GNDS/SEC TOTAL	.54	7
RDS/GNDS TOTAL	.12	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	6
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.44	7
SEC PAYROLL		
SEC CONTRACTS	.41	7
SEC OTHER	.08	2
ADMIN TOTAL	.81	7
PAYROLL	.52	6
MGMT FEES	.34	5
PROF FEES	.19	2
GEN OFC EXP	.11	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.54	7
REAL ESTATE TAX	1.45	7
BUILDING INS	.11	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.37	5
ADV/PROMOTION	.02	2
COMMISSIONS	.05	3
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	.47	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.60	7
CLEANING		
REPAIR/MAINT	.30	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.52	6
TOTAL CONTRACTS	1.38	7
CLEANING	.82	6
REPAIR/MAINT	.31	3
RDS/GROUNDS	.08	6
SECURITY	.41	7
ADMINISTRATIVE	.39	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Houston, TX

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	3,153,352 SQ. FT.				3,051,821 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					8.89	9.21	7.42	10.53
RETAIL AREA	3	14.08	15.60						
OTHER AREA									
TOTAL RENT	6	8.92	9.25	7.30	10.54				
NET PARKING INC	4	1.52	1.43	.63	2.34				
MISCELLANEOUS	3	.73	.19						
TOTAL INCOME	6	10.43	9.69	8.16	13.10				
EXPENSE									
CLEANING	7	.80	.66	.60	1.03	.81	.73	.60	1.03
REPAIR-MAINT	7	.93	.73	.61	.95	.95	.73	.61	1.01
UTILITIES	7	1.69	1.67	1.19	2.07	1.72	1.67	1.24	2.10
RDS/GRNDS/SEC	7	.59	.67	.35	.74	.61	.67	.38	.74
ADMINISTRATIVE	7	.85	.89	.70	.96	.88	.89	.72	1.02
TOTAL OPER EXP	7	4.85	4.94	3.80	5.74	5.01	4.94	4.14	5.74
FIXED EXPENSES	6	1.79	1.35	.92	2.45	1.86	1.48	.92	2.53
TOTAL OPER + FIX	6	7.02	5.88	5.36	9.67	7.29	5.95	5.86	9.67
LEASING EXP	6	.16	.12	.03	.15				
TOTAL PAYROLL	7	1.14	.63	.60	1.15				
TOTAL CONTRACT	7	.95	1.06	.56	1.46				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16394	6
AVG SQFT/RETAIL TENANT	3899	2
AVG SQFT/OFFICE WORKER	351	6
AVG % OFFICE OCCUPANCY	89.2	7
AVG % RETAIL OCCUPANCY	92.1	2
AVG $ RATE YR-END RENT	14.52	3
AVG NET PRKNG INC/STALL	680.13	4
RENTABLE/GROSS SQFT	.87	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.80	7
PAYROLL	.80	2
CONTRACT	.55	6
SUP/MAT/MISC	.08	6
TRASH REMOVAL	.03	6
REPR/MAINT TOTAL	.93	7
PAYROLL	.54	4
ELEVATOR	.18	7
HVAC	.13	7
ELECTRICAL	.03	6
STRUCT/ROOF	.01	2
PLUMBING	.03	6
FIRE/LIFE SFTY	.04	5
OTHER MAINT/SUP	.19	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.82	6
ELECTRICAL	1.64	6
GAS	.06	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.14	6
RDS/GNDS/SEC TOTAL	.59	7
RDS/GNDS TOTAL	.04	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	6
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.56	7
SEC PAYROLL		
SEC CONTRACTS	.45	6
SEC OTHER	.08	2
ADMIN TOTAL	.85	7
PAYROLL	.39	7
MGMT FEES	.29	7
PROF FEES	.13	3
GEN OFC EXP	.10	5
OTHER ADM EXP	.06	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.79	6
REAL ESTATE TAX	1.50	6
BUILDING INS	.24	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	6
ADV/PROMOTION	.03	2
COMMISSIONS		
PROF FEES	.05	3
TENANT ALTS	.19	3
BUY-OUTS		
OTHER LEASING	.07	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.14	7
CLEANING	.80	2
REPAIR/MAINT	.54	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.39	7
TOTAL CONTRACTS	.95	7
CLEANING	.55	6
REPAIR/MAINT	.14	4
RDS/GROUNDS	.04	6
SECURITY	.45	6
ADMINISTRATIVE	.35	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS	19,556,436 SQ. FT.				18,881,228 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17					13.73	13.11	10.54	15.95
RETAIL AREA	12	8.98	11.12	5.58	14.90				
OTHER AREA	7	15.92	9.17	5.22	14.66				
TOTAL RENT	17	13.70	13.11	10.49	15.88				
NET PARKING INC	14	.60	.45	.34	.62				
MISCELLANEOUS	14	.77	.63	.37	1.05				
TOTAL INCOME	17	14.84	13.46	11.87	17.12				
EXPENSE									
CLEANING	17	.79	.79	.70	.92	.80	.80	.72	.93
REPAIR-MAINT	17	1.05	.94	.73	1.12	1.07	.99	.74	1.13
UTILITIES	16	1.60	1.47	1.34	1.63	1.62	1.47	1.34	1.67
RDS/GRNDS/SEC	17	.41	.39	.30	.55	.43	.39	.30	.55
ADMINISTRATIVE	17	1.05	.92	.74	1.02	1.09	.96	.78	1.05
TOTAL OPER EXP	16	4.78	4.53	4.26	4.91	4.95	4.77	4.30	5.01
FIXED EXPENSES	17	2.23	2.38	1.91	2.54	2.31	2.41	1.97	2.62
TOTAL OPER + FIX	16	6.97	6.79	5.97	7.35	7.21	6.79	6.39	7.64
LEASING EXP	14	1.16	.50	.07	1.44				
TOTAL PAYROLL	16	.83	.63	.53	1.01				
TOTAL CONTRACT	16	1.01	.94	.74	1.45				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21062	16
AVG SQFT/RETAIL TENANT	2968	12
AVG SQFT/OFFICE WORKER	353	14
AVG % OFFICE OCCUPANCY	89.1	16
AVG % RETAIL OCCUPANCY	82.7	12
AVG $ RATE YR-END RENT	15.67	15
AVG NET PRKNG INC/STALL	987.37	14
RENTABLE/GROSS SQFT	.89	15

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.79	16
PAYROLL	.28	6
CONTRACT	.59	15
SUP/MAT/MISC	.11	15
TRASH REMOVAL	.03	16
REPR/MAINT TOTAL	1.08	16
PAYROLL	.33	14
ELEVATOR	.25	16
HVAC	.10	16
ELECTRICAL	.05	16
STRUCT/ROOF	.11	6
PLUMBING	.03	16
FIRE/LIFE SFTY	.04	12
OTHER MAINT/SUP	.29	16

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.60	16
ELECTRICAL	1.34	16
GAS	.05	13
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	16
RDS/GNDS/SEC TOTAL	.43	16
RDS/GNDS TOTAL	.09	15
RDS/GNDS PAYRL	.10	3
RDS/GNDS CONTR	.04	14
RDS/GNDS OTHER	.05	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	16
SEC PAYROLL	.17	9
SEC CONTRACTS	.26	14
SEC OTHER	.04	13
ADMIN TOTAL	.88	16
PAYROLL	.30	16
MGMT FEES	.38	15
PROF FEES	.10	13
GEN OFC EXP	.08	15
OTHER ADM EXP	.07	14

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.19	16
REAL ESTATE TAX	2.01	16
BUILDING INS	.16	15
PERS PROP TAX	.05	7
OTHER TAX	.01	3
LEASING EXPENSES	1.16	14
ADV/PROMOTION	.04	8
COMMISSIONS	.04	6
PROF FEES	.45	9
TENANT ALTS	.96	10
BUY-OUTS	.07	2
OTHER LEASING	.03	10

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.83	16
CLEANING	.28	6
REPAIR/MAINT	.33	14
RDS/GROUNDS	.10	3
SECURITY	.17	9
ADMINISTRATIVE	.30	16
TOTAL CONTRACTS	1.01	16
CLEANING	.59	15
REPAIR/MAINT	.54	7
RDS/GROUNDS	.04	14
SECURITY	.26	14
ADMINISTRATIVE	.43	16

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Houston, TX

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	161 BLDS	29,347,170 SQ. FT.				29,046,142 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	153					11.20	9.93	7.40	11.77
RETAIL AREA	17	15.45	9.76	5.65	18.71				
OTHER AREA	7	5.84	6.97	5.38	7.60				
TOTAL RENT	154	11.33	9.92	7.51	11.78				
NET PARKING INC	58	.33	.08	.05	.37				
MISCELLANEOUS	113	.31	.11	.05	.23				
TOTAL INCOME	154	11.77	10.08	7.79	12.16				
EXPENSE									
CLEANING	158	.75	.74	.67	.82	.75	.74	.67	.82
REPAIR-MAINT	160	.92	.84	.67	.98	.93	.85	.67	.99
UTILITIES	159	1.78	1.68	1.50	1.98	1.78	1.68	1.51	1.98
RDS/GRNDS/SEC	159	.44	.38	.27	.51	.44	.38	.27	.51
ADMINISTRATIVE	158	.84	.80	.64	1.01	.85	.80	.64	1.02
TOTAL OPER EXP	156	4.74	4.56	4.10	5.17	4.78	4.60	4.10	5.19
FIXED EXPENSES	158	1.67	1.30	1.07	1.69	1.69	1.31	1.07	1.69
TOTAL OPER + FIX	154	6.41	5.98	5.29	6.73	6.47	5.98	5.37	6.77
LEASING EXP	134	.97	.49	.16	1.12				
TOTAL PAYROLL	135	.67	.65	.47	.84				
TOTAL CONTRACT	158	1.08	1.02	.83	1.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7237	141
AVG SQFT/RETAIL TENANT	2696	22
AVG SQFT/OFFICE WORKER	349	99
AVG % OFFICE OCCUPANCY	88.4	152
AVG % RETAIL OCCUPANCY	75.1	22
AVG $ RATE YR-END RENT	15.28	125
AVG NET PRKNG INC/STALL	118.43	45
RENTABLE/GROSS SQFT	.93	122

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.75**	**156**
PAYROLL	.14	32
CONTRACT	.63	152
SUP/MAT/MISC	.07	118
TRASH REMOVAL	.03	128
REPR/MAINT TOTAL	**.92**	**157**
PAYROLL	.31	124
ELEVATOR	.15	146
HVAC	.13	154
ELECTRICAL	.05	151
STRUCT/ROOF	.04	111
PLUMBING	.03	151
FIRE/LIFE SFTY	.04	91
OTHER MAINT/SUP	.24	155

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.78**	**155**
ELECTRICAL	1.47	155
GAS	.04	52
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.87	20
COAL		
WATER/SEWER	.13	146
RDS/GNDS/SEC TOTAL	**.44**	**156**
RDS/GNDS TOTAL	.15	148
RDS/GNDS PAYRL	.10	10
RDS/GNDS CONTR	.12	143
RDS/GNDS OTHER	.04	83

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	149
SEC PAYROLL	.26	15
SEC CONTRACTS	.25	145
SEC OTHER	.03	61
ADMIN TOTAL	**.84**	**156**
PAYROLL	.30	120
MGMT FEES	.39	139
PROF FEES	.10	87
GEN OFC EXP	.11	118
OTHER ADM EXP	.10	115

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.67**	**156**
REAL ESTATE TAX	1.52	156
BUILDING INS	.14	145
PERS PROP TAX	.03	40
OTHER TAX	.07	38
LEASING EXPENSES	**.97**	**134**
ADV/PROMOTION	.05	89
COMMISSIONS	.06	53
PROF FEES	.35	113
TENANT ALTS	.77	93
BUY-OUTS	.26	5
OTHER LEASING	.11	60

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.67**	**135**
CLEANING	.14	32
REPAIR/MAINT	.31	124
RDS/GROUNDS	.10	10
SECURITY	.26	15
ADMINISTRATIVE	.30	120
TOTAL CONTRACTS	**1.08**	**158**
CLEANING	.63	152
REPAIR/MAINT	.31	43
RDS/GROUNDS	.12	143
SECURITY	.25	145
ADMINISTRATIVE	.40	147

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	21 BLDS	621,159 SQ. FT.				612,001 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	20					10.23	9.23	7.13	10.60
RETAIL AREA									
OTHER AREA									
TOTAL RENT	20	10.07	9.23	7.13	10.60				
NET PARKING INC	2	.05	.05						
MISCELLANEOUS	8	.10	.10	.02	.17				
TOTAL INCOME	20	10.12	9.28	7.18	10.60				
EXPENSE									
CLEANING	19	.77	.74	.66	.84	.77	.74	.66	.84
REPAIR-MAINT	21	.90	.83	.62	1.33	.91	.83	.62	1.33
UTILITIES	19	1.01	1.93	1.55	2.43	1.94	1.93	1.55	2.43
RDS/GRNDS/SEC	20	.41	.37	.27	.52	.41	.37	.28	.52
ADMINISTRATIVE	18	.89	.74	.64	1.01	.90	.74	.64	1.37
TOTAL OPER EXP	18	4.80	5.01	3.77	5.63	4.80	5.01	3.77	5.63
FIXED EXPENSES	18	1.15	1.05	.99	1.24	1.17	1.05	.99	1.34
TOTAL OPER + FIX	16	5.82	6.14	4.84	6.73	5.82	6.14	4.84	6.73
LEASING EXP	16	.65	.54	.18	.73				
TOTAL PAYROLL	15	.69	.67	.40	1.05				
TOTAL CONTRACT	20	1.00	.98	.80	1.28				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2620	21
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	353	15
AVG % OFFICE OCCUPANCY	85.2	21
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.86	18
AVG NET PRKNG INC/STALL	13.97	2
RENTABLE/GROSS SQFT	.93	17

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.76**	**18**
PAYROLL	.49	4
CONTRACT	.62	17
SUP/MAT/MISC	.06	12
TRASH REMOVAL	.05	15
REPR/MAINT TOTAL	**.90**	**19**
PAYROLL	.32	13
ELEVATOR	.06	14
HVAC	.23	19
ELECTRICAL	.07	17
STRUCT/ROOF	.05	11
PLUMBING	.03	15
FIRE/LIFE SFTY	.04	9
OTHER MAINT/SUP	.24	19

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.89**	**18**
ELECTRICAL	1.70	18
GAS	.06	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.18	18
RDS/GNDS/SEC TOTAL	**.41**	**19**
RDS/GNDS TOTAL	.27	19
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.26	18
RDS/GNDS OTHER	.03	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.16	16
SEC PAYROLL		
SEC CONTRACTS	.16	15
SEC OTHER	.09	4
ADMIN TOTAL	**.90**	**17**
PAYROLL	.49	9
MGMT FEES	.41	15
PROF FEES	.12	11
GEN OFC EXP	.09	12
OTHER ADM EXP	.13	16

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.15**	**17**
REAL ESTATE TAX	1.01	17
BUILDING INS	−.14	19
PERS PROP TAX	1.16	2
OTHER TAX	.04	5
LEASING EXPENSES	**.65**	**16**
ADV/PROMOTION	.03	8
COMMISSIONS	.05	6
PROF FEES	.30	13
TENANT ALTS	.57	8
BUY-OUTS		
OTHER LEASING	.05	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.69**	**15**
CLEANING	.49	4
REPAIR/MAINT	.32	13
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.49	9
TOTAL CONTRACTS	**1.00**	**20**
CLEANING	.62	17
REPAIR/MAINT	.14	6
RDS/GROUNDS	.26	18
SECURITY	.16	15
ADMINISTRATIVE	.47	16

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Houston, TX

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	44 BLDS	3,249,579 SQ. FT.				3,238,701 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	42					9.22	9.42	6.96	10.80
RETAIL AREA	2	19.06	18.71						
OTHER AREA									
TOTAL RENT	42	9.26	9.42	6.96	10.80				
NET PARKING INC	12	.16	.05	.02	.12				
MISCELLANEOUS	33	.11	.07	.05	.15				
TOTAL INCOME	42	9.39	9.46	7.12	10.92				
EXPENSE									
CLEANING	43	.73	.73	.64	.81	.73	.73	.64	.81
REPAIR-MAINT	43	.85	.80	.68	1.05	.86	.85	.68	1.05
UTILITIES	44	1.72	1.73	1.51	2.04	1.72	1.73	1.51	2.04
RDS/GRNDS/SEC	43	.35	.29	.20	.47	.35	.29	.20	.47
ADMINISTRATIVE	44	.83	.80	.43	1.13	.84	.80	.43	1.13
TOTAL OPER EXP	42	4.57	4.55	3.96	5.21	4.58	4.55	3.96	5.21
FIXED EXPENSES	44	1.22	1.25	1.00	1.35	1.23	1.25	1.00	1.35
TOTAL OPER + FIX	42	5.81	5.89	5.03	6.56	5.83	5.89	5.03	6.56
LEASING EXP	39	1.01	.57	.23	1.20				
TOTAL PAYROLL	31	.79	.79	.47	1.06				
TOTAL CONTRACT	42	1.00	.93	.76	1.22				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3199	40
AVG SQFT/RETAIL TENANT	2719	2
AVG SQFT/OFFICE WORKER	281	23
AVG % OFFICE OCCUPANCY	84.0	43
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	11.53	37
AVG NET PRKNG INC/STALL	45.28	7
RENTABLE/GROSS SQFT	.95	32

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	42
PAYROLL	.41	4
CONTRACT	.69	39
SUP/MAT/MISC	.05	24
TRASH REMOVAL	.03	31
REPR/MAINT TOTAL	.85	42
PAYROLL	.34	28
ELEVATOR	.07	36
HVAC	.20	42
ELECTRICAL	.05	40
STRUCT/ROOF	.06	25
PLUMBING	.02	40
FIRE/LIFE SFTY	.05	21
OTHER MAINT/SUP	.23	41

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.70	42
ELECTRICAL	1.60	42
GAS	.07	11
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	41
RDS/GNDS/SEC TOTAL	.35	41
RDS/GNDS TOTAL	18	38
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	37
RDS/GNDS OTHER	.05	24

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	38
SEC PAYROLL		
SEC CONTRACTS	.18	37
SEC OTHER	.05	17
ADMIN TOTAL	.83	43
PAYROLL	.52	25
MGMT FEES	.39	40
PROF FEES	.06	15
GEN OFC EXP	.12	29
OTHER ADM EXP	.08	27

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.22	43
REAL ESTATE TAX	1.06	43
BUILDING INS	.14	43
PERS PROP TAX		
OTHER TAX	.22	4
LEASING EXPENSES	1.01	39
ADV/PROMOTION	.05	21
COMMISSIONS	.09	14
PROF FEES	.27	31
TENANT ALTS	.94	30
BUY-OUTS		
OTHER LEASING	.06	10

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.79	31
CLEANING	.41	4
REPAIR/MAINT	.34	28
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.52	25
TOTAL CONTRACTS	1.00	42
CLEANING	.69	39
REPAIR/MAINT	.26	9
RDS/GROUNDS	.16	37
SECURITY	.18	37
ADMINISTRATIVE	.41	40

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	50 BLDS	9,505,439 SQ. FT.				9,432,735 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	49					10.45	10.54	7.23	12.56
RETAIL AREA	5	19.19	6.30	3.86	20.91				
OTHER AREA	2	3.78	3.94						
TOTAL RENT	49	10.44	10.39	7.23	12.45				
NET PARKING INC	25	.22	.07	.04	.20				
MISCELLANEOUS	39	.22	.11	.06	.22				
TOTAL INCOME	49	10.80	10.57	7.90	12.57				
EXPENSE									
CLEANING	50	.76	.75	.69	.82	.76	.75	.69	.82
REPAIR-MAINT	50	.85	.81	.68	.91	.86	.82	.68	.91
UTILITIES	50	1.76	1.63	1.50	1.86	1.76	1.64	1.53	1.86
RDS/GRNDS/SEC	50	.47	.42	.33	.53	.47	.42	.33	.53
ADMINISTRATIVE	50	.86	.81	.71	.97	.87	.82	.71	.97
TOTAL OPER EXP	50	4.70	4.50	4.21	5.06	4.74	4.50	4.21	5.08
FIXED EXPENSES	50	1.47	1.41	1.20	1.72	1.48	1.42	1.20	1.72
TOTAL OPER + FIX	50	6.17	5.97	5.50	6.66	6.22	5.97	5.50	6.79
LEASING EXP	42	.92	.33	.13	1.21				
TOTAL PAYROLL	46	.65	.66	.54	.77				
TOTAL CONTRACT	50	1.17	1.05	.90	1.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5481	43
AVG SQFT/RETAIL TENANT	2479	9
AVG SQFT/OFFICE WORKER	347	33
AVG % OFFICE OCCUPANCY	86.6	48
AVG % RETAIL OCCUPANCY	100.0	9
AVG $ RATE YR-END RENT	12.60	39
AVG NET PRKNG INC/STALL	73.61	20
RENTABLE/GROSS SQFT	.95	39

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	50
PAYROLL	.10	11
CONTRACT	.66	50
SUP/MAT/MISC	.06	44
TRASH REMOVAL	.03	41
REPR/MAINT TOTAL	.85	50
PAYROLL	.29	43
ELEVATOR	.11	50
HVAC	.13	48
ELECTRICAL	.04	48
STRUCT/ROOF	.03	39
PLUMBING	.03	50
FIRE/LIFE SFTY	.04	35
OTHER MAINT/SUP	.24	49

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.76	50
ELECTRICAL	1.45	50
GAS	.07	14
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.81	10
COAL		
WATER/SEWER	.12	44
RDS/GNDS/SEC TOTAL	.47	50
RDS/GNDS TOTAL	.13	47
RDS/GNDS PAYRL	.10	6
RDS/GNDS CONTR	.11	45
RDS/GNDS OTHER	.03	27

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	50
SEC PAYROLL	.18	8
SEC CONTRACTS	.31	49
SEC OTHER	.02	20
ADMIN TOTAL	.86	50
PAYROLL	.31	45
MGMT FEES	.39	46
PROF FEES	.07	37
GEN OFC EXP	.12	41
OTHER ADM EXP	.08	41

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.47	50
REAL ESTATE TAX	1.30	50
BUILDING INS	.14	48
PERS PROP TAX		
OTHER TAX	.10	17
LEASING EXPENSES	.92	42
ADV/PROMOTION	.05	36
COMMISSIONS	.07	22
PROF FEES	.30	35
TENANT ALTS	.79	29
BUY-OUTS		
OTHER LEASING	.08	27

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.65	46
CLEANING	.10	11
REPAIR/MAINT	.29	43
RDS/GROUNDS	.10	6
SECURITY	.18	8
ADMINISTRATIVE	.31	45
TOTAL CONTRACTS	1.17	50
CLEANING	.66	50
REPAIR/MAINT	.28	14
RDS/GROUNDS	.11	45
SECURITY	.31	48
ADMINISTRATIVE	.42	49

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Houston, TX

SUBURBAN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	17 BLDS	6,957,703 SQ. FT.				6,891,759 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	16					11.83	11.79	9.45	14.27
RETAIL AREA	4	15.36	9.89	6.31	16.60				
OTHER AREA	2	6.95	7.02						
TOTAL RENT	17	12.37	11.80	9.43	14.98				
NET PARKING INC	10	.50	.40	.11	.56				
MISCELLANEOUS	12	.34	.24	.17	.47				
TOTAL INCOME	17	12.93	12.93	10.40	14.98				
EXPENSE									
CLEANING	17	.74	.75	.66	.79	.75	.75	.66	.81
REPAIR-MAINT	17	.85	.92	.69	.99	.86	.92	.70	.99
UTILITIES	17	1.66	1.53	1.41	1.85	1.66	1.53	1.41	1.85
RDS/GRNDS/SEC	17	.37	.38	.28	.41	.37	.38	.29	.42
ADMINISTRATIVE	17	.92	.80	.65	1.06	.92	.80	.65	1.11
TOTAL OPER EXP	17	4.54	4.54	4.10	5.07	4.58	4.67	4.10	5.07
FIXED EXPENSES	17	1.71	1.75	1.51	2.11	1.72	1.75	1.51	2.15
TOTAL OPER + FIX	17	6.24	6.36	5.89	6.76	6.30	6.54	5.89	7.03
LEASING EXP	15	.97	.57	.36	1.14				
TOTAL PAYROLL	17	.64	.57	.37	.75				
TOTAL CONTRACT	17	1.06	1.08	.86	1.31				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12844	15
AVG SQFT/RETAIL TENANT	4079	4
AVG SQFT/OFFICE WORKER	336	11
AVG % OFFICE OCCUPANCY	92.5	16
AVG % RETAIL OCCUPANCY	83.5	4
AVG $ RATE YR-END RENT	14.40	13
AVG NET PRKNG INC/STALL	149.18	9
RENTABLE/GROSS SQFT	.92	15

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.74	17
PAYROLL	.17	4
CONTRACT	.59	17
SUP/MAT/MISC	.08	15
TRASH REMOVAL	.03	17
REPR/MAINT TOTAL	.85	17
PAYROLL	.31	16
ELEVATOR	.17	17
HVAC	.11	17
ELECTRICAL	.04	17
STRUCT/ROOF	.02	11
PLUMBING	.03	17
FIRE/LIFE SFTY	.03	10
OTHER MAINT/SUP	.18	17

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.66	17
ELECTRICAL	1.41	17
GAS	.01	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.70	3
COAL		
WATER/SEWER	.10	16
RDS/GNDS/SEC TOTAL	.37	17
RDS/GNDS TOTAL	.16	17
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	16
RDS/GNDS OTHER	.08	10

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.21	17
SEC PAYROLL		
SEC CONTRACTS	.21	16
SEC OTHER	.04	3
ADMIN TOTAL	.92	17
PAYROLL	.28	17
MGMT FEES	.38	15
PROF FEES	.22	8
GEN OFC EXP	.14	11
OTHER ADM EXP	.13	13

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.71	17
REAL ESTATE TAX	1.57	17
BUILDING INS	.14	15
PERS PROP TAX		
OTHER TAX	.04	7
LEASING EXPENSES	.97	15
ADV/PROMOTION	.07	8
COMMISSIONS		
PROF FEES	.33	14
TENANT ALTS	.69	11
BUY-OUTS		
OTHER LEASING	.10	8

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.64	17
CLEANING	.17	4
REPAIR/MAINT	.31	16
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.28	17
TOTAL CONTRACTS	1.06	17
CLEANING	.59	17
REPAIR/MAINT	.32	8
RDS/GROUNDS	.11	16
SECURITY	.21	16
ADMINISTRATIVE	.36	17

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	6,719,424 SQ. FT.				6,665,774 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					13.91	10.31	10.06	14.18
RETAIL AREA	3	18.73	9.28						
OTHER AREA									
TOTAL RENT	6	14.01	10.26	10.06	14.81				
NET PARKING INC	4	.34	.32	.14	.52				
MISCELLANEOUS	5	.49	.51	.03	1.16				
TOTAL INCOME	6	14.61	11.31	10.36	15.53				
EXPENSE									
CLEANING	7	.75	.76	.72	.79	.75	.76	.72	.80
REPAIR-MAINT	7	1.05	.89	.87	1.24	1.05	.92	.88	1.24
UTILITIES	7	1.87	1.75	1.69	2.00	1.87	1.75	1.69	2.00
RDS/GRNDS/SEC	7	.45	.43	.42	.48	.45	.43	.42	.49
ADMINISTRATIVE	7	.73	.65	.61	.78	.74	.65	.61	.79
TOTAL OPER EXP	7	4.84	4.87	4.62	4.94	4.88	4.88	4.69	4.97
FIXED EXPENSES	7	2.19	2.28	1.68	2.50	2.20	2.28	1.69	2.55
TOTAL OPER + FIX	7	7.03	7.09	6.69	7.35	7.08	7.09	6.80	7.41
LEASING EXP	6	1.14	.63	.13	2.04				
TOTAL PAYROLL	7	.54	.53	.48	.63				
TOTAL CONTRACT	7	1.02	1.04	.84	1.15				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	27707	6
AVG SQFT/RETAIL TENANT	2961	3
AVG SQFT/OFFICE WORKER	407	6
AVG % OFFICE OCCUPANCY	90.6	6
AVG % RETAIL OCCUPANCY	77.9	3
AVG $ RATE YR-END RENT	23.75	5
AVG NET PRKNG INC/STALL	182.02	3
RENTABLE/GROSS SQFT	.91	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.75	7
PAYROLL	.08	3
CONTRACT	.64	7
SUP/MAT/MISC	.06	6
TRASH REMOVAL	.02	7
REPR/MAINT TOTAL	1.06	7
PAYROLL	.29	7
ELEVATOR	.25	7
HVAC	.10	6
ELECTRICAL	.07	7
STRUCT/ROOF	.06	5
PLUMBING	.05	7
FIRE/LIFE SFTY	.04	6
OTHER MAINT/SUP	.22	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.87	7
ELECTRICAL	[illegible]	7
GAS	.03	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	1.28	2
COAL		
WATER/SEWER	.13	6
RDS/GNDS/SEC TOTAL	.45	7
RDS/GNDS TOTAL	.13	7
RDS/GNDS PAYRL	.10	2
RDS/GNDS CONTR	.10	7
RDS/GNDS OTHER	.04	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	7
SEC PAYROLL	.10	2
SEC CONTRACTS	.29	7
SEC OTHER	.01	2
ADMIN TOTAL	.73	7
PAYROLL	.17	7
MGMT FEES	.41	7
PROF FEES	.05	4
GEN OFC EXP	.06	7
OTHER ADM EXP	.09	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.19	7
REAL ESTATE TAX	2.03	7
BUILDING INS	.13	7
PERS PROP TAX		
OTHER TAX	.07	2
LEASING EXPENSES	1.14	6
ADV/PROMOTION	.03	4
COMMISSIONS	.06	3
PROF FEES	.57	4
TENANT ALTS	.86	4
BUY-OUTS	.03	2
OTHER LEASING	.19	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.54	7
CLEANING	.08	3
REPAIR/MAINT	.29	7
RDS/GROUNDS	.10	2
SECURITY	.10	2
ADMINISTRATIVE	.17	7
TOTAL CONTRACTS	1.02	7
CLEANING	.64	7
REPAIR/MAINT		
RDS/GROUNDS	.10	7
SECURITY	.29	7
ADMINISTRATIVE	.43	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Indianapolis, IN

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	4,301,573 SQ. FT.				4,144,013 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	14					14.42	14.40	8.77	16.06
RETAIL AREA	7	9.63	10.13	7.34	14.58				
OTHER AREA									
TOTAL RENT	14	14.31	14.38	8.77	15.90				
NET PARKING INC	7	1.09	1.18	.73	1.30				
MISCELLANEOUS	8	.29	.15	.04	.22				
TOTAL INCOME	14	15.31	14.79	9.10	16.62				
EXPENSE									
CLEANING	14	.80	.78	.73	1.05	.81	.80	.73	1.05
REPAIR-MAINT	14	1.25	1.01	.88	1.20	1.30	1.04	.89	1.31
UTILITIES	14	1.42	1.32	1.10	1.53	1.45	1.36	1.10	1.53
RDS/GRNDS/SEC	14	.48	.37	.32	.57	.50	.38	.33	.57
ADMINISTRATIVE	14	.73	.67	.54	.72	.75	.71	.54	.77
TOTAL OPER EXP	14	4.67	4.41	3.93	4.94	4.84	4.41	3.97	5.19
FIXED EXPENSES	13	2.18	1.53	1.17	2.32	2.26	1.63	1.23	2.32
TOTAL OPER + FIX	13	6.84	5.84	5.00	7.14	7.11	5.84	5.34	7.54
LEASING EXP	13	2.29	1.35	.20	3.49				
TOTAL PAYROLL	14	.89	.46	.41	1.21				
TOTAL CONTRACT	14	1.07	1.10	.74	1.45				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11151	13
AVG SQFT/RETAIL TENANT	1944	6
AVG SQFT/OFFICE WORKER	245	13
AVG % OFFICE OCCUPANCY	85.5	14
AVG % RETAIL OCCUPANCY	97.1	6
AVG $ RATE YR-END RENT	16.58	13
AVG NET PRKNG INC/STALL	1241.73	5
RENTABLE/GROSS SQFT	.89	13

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.80	14
PAYROLL	.58	5
CONTRACT	.70	12
SUP/MAT/MISC	.06	13
TRASH REMOVAL	.04	14
REPR/MAINT TOTAL	1.25	14
PAYROLL	.48	12
ELEVATOR	.19	14
HVAC	.24	14
ELECTRICAL	.04	11
STRUCT/ROOF	.02	8
PLUMBING	.02	11
FIRE/LIFE SFTY	.05	6
OTHER MAINT/SUP	.27	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.42	13
ELECTRICAL	1.25	13
GAS		
FUEL OIL		
PURCH STEAM	.14	5
PURCH CH WTR		
COAL		
WATER/SEWER	.08	13
RDS/GNDS/SEC TOTAL	.48	14
RDS/GNDS TOTAL	.15	11
RDS/GNDS PAYRL	.02	2
RDS/GNDS CONTR	.10	9
RDS/GNDS OTHER	.11	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.33	14
SEC PAYROLL	.31	5
SEC CONTRACTS	.30	10
SEC OTHER		
ADMIN TOTAL	.73	14
PAYROLL	.20	8
MGMT FEES	.42	14
PROF FEES	.13	10
GEN OFC EXP	.04	10
OTHER ADM EXP	.05	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.18	13
REAL ESTATE TAX	1.96	13
BUILDING INS	.20	14
PERS PROP TAX	.03	5
OTHER TAX		
LEASING EXPENSES	2.29	13
ADV/PROMOTION	.08	11
COMMISSIONS	.06	7
PROF FEES	.46	10
TENANT ALTS	1.71	10
BUY-OUTS		
OTHER LEASING	.49	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.89	14
CLEANING	.58	5
REPAIR/MAINT	.48	12
RDS/GROUNDS	.02	2
SECURITY	.31	5
ADMINISTRATIVE	.20	8
TOTAL CONTRACTS	1.07	14
CLEANING	.70	12
REPAIR/MAINT	.55	5
RDS/GROUNDS	.10	9
SECURITY	.30	10
ADMINISTRATIVE	.52	14

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	319,388 SQ. FT.				310,995 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					11.14	8.56	8.09	13.78
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	11.16	8.56	8.28	13.78				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	11.23	8.72	8.28	13.95				
EXPENSE									
CLEANING	4	1.10	1.17	.80	1.44	1.13	1.22	.85	1.44
REPAIR-MAINT	4	.62	.57	.37	.96	.64	.59	.39	.96
UTILITIES	4	1.35	1.27	1.11	1.61	1.35	1.27	1.10	1.61
RDS/GRNDS/SEC	4	.29	.28	.23	.36	.30	.29	.25	.36
ADMINISTRATIVE	4	.70	.71	.65	.73	.72	.71	.65	.77
TOTAL OPER EXP	4	4.07	4.21	3.24	5.03	4.18	4.40	3.42	5.03
FIXED EXPENSES	4	1.44	1.17	1.04	1.78	1.48	1.23	1.04	1.84
TOTAL OPER + FIX	4	5.51	5.31	4.40	6.68	5.66	5.56	4.65	6.68
LEASING EXP	4	.79	.19	.09	1.89				
TOTAL PAYROLL	4	.79	.84	.28	1.24				
TOTAL CONTRACT	4	.80	.88	.47	1.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3770	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	157	3
AVG % OFFICE OCCUPANCY	76.5	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.77	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.98	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.13	4
PAYROLL	.40	3
CONTRACT	.68	4
SUP/MAT/MISC	.09	3
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	.62	4
PAYROLL	.34	2
ELEVATOR	.19	4
HVAC	.14	4
ELECTRICAL		
STRUCT/ROOF		
PLUMBING	.02	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.13	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.44	3
ELECTRICAL	1.08	3
GAS		
FUEL OIL		
PURCH STEAM	.46	2
PURCH CH WTR		
COAL		
WATER/SEWER	.08	3
RDS/GNDS/SEC TOTAL	.29	4
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	4
SEC PAYROLL	.30	2
SEC CONTRACTS	.13	2
SEC OTHER		
ADMIN TOTAL	.70	4
PAYROLL	.21	3
MGMT FEES	.38	4
PROF FEES	.04	4
GEN OFC EXP	.06	4
OTHER ADM EXP	.12	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.44	4
REAL ESTATE TAX	1.29	4
BUILDING INS	.15	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.79	4
ADV/PROMOTION	.05	3
COMMISSIONS	.02	2
PROF FEES	.14	2
TENANT ALTS	.92	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.79	4
CLEANING	.40	3
REPAIR/MAINT	.34	2
RDS/GROUNDS		
SECURITY	.30	2
ADMINISTRATIVE	.21	3
TOTAL CONTRACTS	.80	4
CLEANING	.68	4
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.13	2
ADMINISTRATIVE	.42	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Indianapolis, IN

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	955,225 SQ. FT.				945,909 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					11.34	12.12	9.05	14.76
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	11.32	12.09	9.02	14.76				
NET PARKING INC									
MISCELLANEOUS	3	.14	.16						
TOTAL INCOME	4	11.44	12.22	9.20	14.79				
EXPENSE									
CLEANING	4	.73	.74	.59	.96	.74	.76	.59	.97
REPAIR-MAINT	4	1.01	.99	.91	1.20	1.02	.99	.92	1.20
UTILITIES	4	1.31	1.30	1.14	1.45	1.32	1.30	1.16	1.45
RDS/GRNDS/SEC	4	.70	.72	.46	.90	.71	.72	.47	.90
ADMINISTRATIVE	4	.60	.57	.48	.73	.60	.57	.48	.74
TOTAL OPER EXP	4	4.36	4.41	4.13	4.70	4.40	4.41	4.20	4.70
FIXED EXPENSES	3	1.21	1.50			1.23	1.56		
TOTAL OPER + FIX	3	5.48	5.47			5.55	5.67		
LEASING EXP	4	1.04	1.33	.72	1.45				
TOTAL PAYROLL	4	.56	.43	.42	.67				
TOTAL CONTRACT	4	1.07	1.23	.79	1.44				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6003	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	257	4
AVG % OFFICE OCCUPANCY	76.8	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.19	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.94	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	4	**UTILITIES TOTAL**	1.31	4	SECURITY TOTAL	.40	4	**FIXED EXP TOTAL**	1.21	3	**TOTAL PAYROLL**	.56	4
PAYROLL			ELECTRICAL	1.21	4	SEC PAYROLL			REAL ESTATE TAX	1.09	3	CLEANING		
CONTRACT	.68	3	GAS			SEC CONTRACTS	.40	4	BUILDING INS	.11	4	REPAIR/MAINT	.39	4
SUP/MAT/MISC	.06	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.02	2
TRASH REMOVAL	.05	4	PURCH STEAM			**ADMIN TOTAL**	.60	4	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.01	4	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**	1.04	4	ADMINISTRATIVE		
PAYROLL	.39	4	COAL			MGMT FEES	.48	4	ADV/PROMOTION	.08	4	**TOTAL CONTRACTS**	1.07	4
ELEVATOR	.16	4	WATER/SEWER	.11	4	PROF FEES	.09	2	COMMISSIONS	.01	3	CLEANING	.68	3
HVAC	.12	4	**RDS/GNDS/SEC TOTAL**	.70	4	GEN OFC EXP	.02	2	PROF FEES	.22	3	REPAIR/MAINT		
ELECTRICAL	.09	2	RDS/GNDS TOTAL	.30	4	OTHER ADM EXP	.04	3	TENANT ALTS	.86	2	RDS/GROUNDS	.12	3
STRUCT/ROOF	.02	2	RDS/GNDS PAYRL	.02	2				BUY-OUTS			SECURITY	.40	4
PLUMBING	.02	2	RDS/GNDS CONTR	.12	3				OTHER LEASING	.62	3	ADMINISTRATIVE	.53	4
FIRE/LIFE SFTY	.05	2	RDS/GNDS OTHER	.26	3									
OTHER MAINT/SUP	.27	4												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,036,824 SQ. FT.				1,007,066 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					13.67	15.33		
RETAIL AREA	2	13.44	10.31						
OTHER AREA									
TOTAL RENT	3	13.85	15.44						
NET PARKING INC	3	1.26	1.18						
MISCELLANEOUS									
TOTAL INCOME	3	15.21	16.62						
EXPENSE									
CLEANING	3	.76	.76			.76	.76		
REPAIR-MAINT	3	.98	.98			1.01	1.04		
UTILITIES	3	1.19	1.06			1.19	1.06		
RDS/GRNDS/SEC	3	.29	.32			.30	.34		
ADMINISTRATIVE	3	.65	.71			.67	.73		
TOTAL OPER EXP	3	3.87	3.93			3.99	3.97		
FIXED EXPENSES	3	1.76	1.53			1.81	1.63		
TOTAL OPER + FIX	3	5.63	5.24			5.80	5.57		
LEASING EXP	2	5.83	5.87						
TOTAL PAYROLL	3	.31	.25						
TOTAL CONTRACT	3	1.53	1.72						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8552	3
AVG SQFT/RETAIL TENANT	2429	2
AVG SQFT/OFFICE WORKER	398	3
AVG % OFFICE OCCUPANCY	81.5	3
AVG % RETAIL OCCUPANCY	97.9	2
AVG $ RATE YR-END RENT	16.52	3
AVG NET PRKNG INC/STALL	1257.61	3
RENTABLE/GROSS SQFT	.94	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	3	**UTILITIES TOTAL**	1.19	3	SECURITY TOTAL	.23	3	**FIXED EXP TOTAL**	1.76	3	**TOTAL PAYROLL**	.31	3
PAYROLL			ELECTRICAL	1.10	3	SEC PAYROLL			REAL ESTATE TAX	1.57	3	CLEANING		
CONTRACT	.66	3	GAS			SEC CONTRACTS	.21	3	BUILDING INS	.19	3	REPAIR/MAINT	.25	3
SUP/MAT/MISC	.06	3	FUEL OIL			SEC OTHER			PERS PROP TAX	.01	2	RDS/GROUNDS		
TRASH REMOVAL	.04	3	PURCH STEAM			**ADMIN TOTAL**	.65	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.98	3	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**	5.83	2	ADMINISTRATIVE		
PAYROLL	.25	3	COAL			MGMT FEES	.56	3	ADV/PROMOTION			**TOTAL CONTRACTS**	1.53	3
ELEVATOR	.17	3	WATER/SEWER	.07	3	PROF FEES			COMMISSIONS			CLEANING	.66	3
HVAC	.15	3	**RDS/GNDS/SEC TOTAL**	.29	3	GEN OFC EXP			PROF FEES	.69	2	REPAIR/MAINT	.61	3
ELECTRICAL	.03	3	RDS/GNDS TOTAL	.06	3	OTHER ADM EXP			TENANT ALTS	5.08	2	RDS/GROUNDS	.07	2
STRUCT/ROOF	.01	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.21	3
PLUMBING	.01	3	RDS/GNDS CONTR	.07	2				OTHER LEASING			ADMINISTRATIVE	.59	3
FIRE/LIFE SFTY	.02	3	RDS/GNDS OTHER											
OTHER MAINT/SUP	.33	3												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Indianapolis, IN

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,990,136 SQ. FT.				1,880,043 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					16.91	16.58		
RETAIL AREA	3	8.41	10.13						
OTHER AREA									
TOTAL RENT	3	16.49	15.90						
NET PARKING INC	3	1.02	1.19						
MISCELLANEOUS	3	.36	.14						
TOTAL INCOME	3	17.87	16.50						
EXPENSE									
CLEANING	3	.80	.77			.83	.83		
REPAIR-MAINT	3	1.60	1.76			1.70	1.77		
UTILITIES	3	1.59	1.60			1.68	1.60		
RDS/GRNDS/SEC	3	.50	.49			.52	.50		
ADMINISTRATIVE	3	.84	.65			.88	.73		
TOTAL OPER EXP	3	5.32	4.94			5.63	5.53		
FIXED EXPENSES	3	2.91	3.14			3.08	3.16		
TOTAL OPER + FIX	3	8.23	8.66			8.72	9.18		
LEASING EXP	3	1.85	1.55						
TOTAL PAYROLL	3	1.36	1.65						
TOTAL CONTRACT	3	.87	.82						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	37405	3
AVG SQFT/RETAIL TENANT	1833	3
AVG SQFT/OFFICE WORKER	215	3
AVG % OFFICE OCCUPANCY	93.5	3
AVG % RETAIL OCCUPANCY	96.6	3
AVG $ RATE YR-END RENT	17.50	3
AVG NET PRKNG INC/STALL	1230.63	2
RENTABLE/GROSS SQFT	.84	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.80	3
PAYROLL		
CONTRACT	.74	2
SUP/MAT/MISC	.04	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	1.60	3
PAYROLL	.65	3
ELEVATOR	.23	3
HVAC	.35	3
ELECTRICAL	.04	3
STRUCT/ROOF	.04	2
PLUMBING	.02	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.25	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.59	3
ELECTRICAL	1.37	3
GAS		
FUEL OIL		
PURCH STEAM	.13	2
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	.50	3
RDS/GNDS TOTAL	.13	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	3
RDS/GNDS OTHER	.06	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	3
SEC PAYROLL	.39	2
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.84	3
PAYROLL	.23	3
MGMT FEES	.33	3
PROF FEES	.17	3
GEN OFC EXP	.05	3
OTHER ADM EXP	.06	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.91	3
REAL ESTATE TAX	2.63	3
BUILDING INS	.25	3
PERS PROP TAX	.04	2
OTHER TAX		
LEASING EXPENSES	1.85	3
ADV/PROMOTION	.09	3
COMMISSIONS	.09	2
PROF FEES	.49	3
TENANT ALTS	.76	3
BUY-OUTS		
OTHER LEASING	.56	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.36	3
CLEANING		
REPAIR/MAINT	.65	3
RDS/GROUNDS		
SECURITY	.39	2
ADMINISTRATIVE	.23	3
TOTAL CONTRACTS	.87	3
CLEANING	.74	2
REPAIR/MAINT		
RDS/GROUNDS	.09	3
SECURITY		
ADMINISTRATIVE	.50	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS	1,246,820 SQ. FT.				1,237,174 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	18					12.14	13.61	8.13	14.68
RETAIL AREA									
OTHER AREA									
TOTAL RENT	18	12.35	13.61	8.13	14.68				
NET PARKING INC									
MISCELLANEOUS	17	.04	.03	.01	.05				
TOTAL INCOME	18	12.98	13.66	8.24	14.71				
EXPENSE									
CLEANING	18	.91	.87	.76	1.06	.91	.87	.76	1.07
REPAIR-MAINT	18	.62	.52	.39	.61	.63	.52	.39	.61
UTILITIES	18	1.39	1.24	1.11	1.35	1.40	1.24	1.11	1.35
RDS/GRNDS/SEC	18	.34	.31	.26	.36	.34	.31	.26	.37
ADMINISTRATIVE	18	.91	.89	.60	1.15	.92	.89	.60	1.18
TOTAL OPER EXP	18	4.18	3.66	3.58	4.20	4.21	3.66	3.58	4.20
FIXED EXPENSES	18	1.54	1.33	1.22	1.59	1.55	1.33	1.24	1.59
TOTAL OPER + FIX	18	5.72	5.15	4.92	5.78	5.76	5.15	4.92	5.78
LEASING EXP	18	2.11	1.38	.60	2.04				
TOTAL PAYROLL	11	.53	.35	.24	.51				
TOTAL CONTRACT	18	1.10	1.06	.90	1.31				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3577	18
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	338	6
AVG % OFFICE OCCUPANCY	89.3	17
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.39	17
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	15

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.91	18
PAYROLL		
CONTRACT	.78	18
SUP/MAT/MISC	.08	18
TRASH REMOVAL	.04	17
REPR/MAINT TOTAL	.62	18
PAYROLL	.31	10
ELEVATOR	.07	18
HVAC	.15	18
ELECTRICAL	.04	17
STRUCT/ROOF	.03	14
PLUMBING	.02	14
FIRE/LIFE SFTY	.02	11
OTHER MAINT/SUP	.13	18

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.39	18
ELECTRICAL	1.27	18
GAS	.27	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	18
RDS/GNDS/SEC TOTAL	.34	18
RDS/GNDS TOTAL	.25	17
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.21	17
RDS/GNDS OTHER	.05	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.12	18
SEC PAYROLL		
SEC CONTRACTS	.09	17
SEC OTHER	.02	6
ADMIN TOTAL	.91	18
PAYROLL	.17	10
MGMT FEES	.64	18
PROF FEES	.10	14
GEN OFC EXP	.07	11
OTHER ADM EXP	.04	15

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.54	18
REAL ESTATE TAX	1.38	18
BUILDING INS	.13	18
PERS PROP TAX	.05	7
OTHER TAX		
LEASING EXPENSES	2.11	18
ADV/PROMOTION	.02	11
COMMISSIONS	.04	10
PROF FEES	.33	15
TENANT ALTS	1.88	17
BUY-OUTS		
OTHER LEASING	.12	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.53	11
CLEANING		
REPAIR/MAINT	.31	10
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.17	10
TOTAL CONTRACTS	1.10	18
CLEANING	.78	18
REPAIR/MAINT	.12	9
RDS/GROUNDS	.21	17
SECURITY	.09	17
ADMINISTRATIVE	.73	18

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Indianapolis, IN

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	163,475 SQ. FT.				163,475 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					13.94	14.64	12.35	14.82
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	13.94	14.64	12.35	14.82				
NET PARKING INC									
MISCELLANEOUS	5	.03	.02	.01	.04				
TOTAL INCOME	5	13.96	14.67	12.39	14.83				
EXPENSE									
CLEANING	5	1.00	1.02	.86	1.21	1.00	1.02	.86	1.21
REPAIR-MAINT	5	.47	.44	.30	.58	.47	.44	.30	.58
UTILITIES	5	1.27	1.22	1.13	1.44	1.27	1.22	1.13	1.44
RDS/GRNDS/SEC	5	.25	.28	.19	.34	.25	.28	.19	.34
ADMINISTRATIVE	5	.88	1.02	.66	1.24	.88	1.02	.66	1.24
TOTAL OPER EXP	5	3.87	3.80	3.56	4.48	3.87	3.80	3.56	4.48
FIXED EXPENSES	5	1.55	1.51	1.33	1.70	1.55	1.51	1.33	1.70
TOTAL OPER + FIX	5	5.42	5.37	5.02	6.00	5.42	5.37	5.02	6.00
LEASING EXP	5	1.08	.78	.36	1.89				
TOTAL PAYROLL									
TOTAL CONTRACT	5	1.11	1.15	.93	1.39				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2280	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	96.6	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.79	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.88	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.00**	**5**
PAYROLL		
CONTRACT	.87	5
SUP/MAT/MISC	.05	5
TRASH REMOVAL	.07	5
REPR/MAINT TOTAL	**.47**	**5**
PAYROLL		
ELEVATOR	.06	5
HVAC	.10	5
ELECTRICAL	.02	4
STRUCT/ROOF	.03	3
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.20	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.27**	**5**
ELECTRICAL	1.17	5
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	5
RDS/GNDS/SEC TOTAL	**.25**	**5**
RDS/GNDS TOTAL	.17	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.08	5
SEC PAYROLL		
SEC CONTRACTS	.08	5
SEC OTHER		
ADMIN TOTAL	**.88**	**5**
PAYROLL		
MGMT FEES	.75	5
PROF FEES	.12	5
GEN OFC EXP		
OTHER ADM EXP	.01	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.55**	**5**
REAL ESTATE TAX	1.40	5
BUILDING INS	.15	5
PERS PROP TAX	.01	3
OTHER TAX		
LEASING EXPENSES	**1.08**	**5**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.22	4
TENANT ALTS	.93	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**1.11**	**5**
CLEANING	.87	5
REPAIR/MAINT		
RDS/GROUNDS	.16	5
SECURITY	.08	5
ADMINISTRATIVE	.87	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	346,904 SQ. FT.				346,904 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					7.75	7.40	6.20	9.87
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	7.76	7.40	6.20	9.91				
NET PARKING INC									
MISCELLANEOUS	4	.06	.02	.01	.11				
TOTAL INCOME	5	7.81	7.60	6.22	9.92				
EXPENSE									
CLEANING	5	.72	.68	.64	.79	.72	.68	.64	.79
REPAIR-MAINT	5	.52	.55	.40	.63	.52	.55	.40	.63
UTILITIES	5	1.30	1.30	.95	1.52	1.30	1.30	.95	1.52
RDS/GRNDS/SEC	5	.36	.34	.26	.50	.36	.34	.26	.50
ADMINISTRATIVE	5	.68	.63	.57	.87	.68	.63	.57	.87
TOTAL OPER EXP	5	3.58	3.60	3.34	3.74	3.58	3.60	3.34	3.74
FIXED EXPENSES	5	1.21	1.12	1.11	1.34	1.21	1.12	1.11	1.34
TOTAL OPER + FIX	5	4.79	4.77	4.46	5.05	4.79	4.77	4.46	5.05
LEASING EXP	5	1.30	1.64	.20	2.04				
TOTAL PAYROLL	3	.28	.35						
TOTAL CONTRACT	5	.96	.89	.85	1.14				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3430	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	309	3
AVG % OFFICE OCCUPANCY	77.8	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.26	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.72**	**5**
PAYROLL		
CONTRACT	.59	5
SUP/MAT/MISC	.08	5
TRASH REMOVAL	.04	5
REPR/MAINT TOTAL	**.52**	**5**
PAYROLL	.23	2
ELEVATOR	.04	5
HVAC	.17	5
ELECTRICAL	.06	5
STRUCT/ROOF	.04	4
PLUMBING	.02	5
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.11	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.30**	**5**
ELECTRICAL	1.24	5
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	5
RDS/GNDS/SEC TOTAL	**.36**	**5**
RDS/GNDS TOTAL	.31	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.23	5
RDS/GNDS OTHER	.07	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.05	5
SEC PAYROLL		
SEC CONTRACTS	.05	5
SEC OTHER	.01	2
ADMIN TOTAL	**.68**	**5**
PAYROLL	.13	3
MGMT FEES	.45	5
PROF FEES	.10	4
GEN OFC EXP	.06	4
OTHER ADM EXP	.07	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.21**	**5**
REAL ESTATE TAX	1.13	5
BUILDING INS	.08	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.30**	**5**
ADV/PROMOTION	.02	5
COMMISSIONS	.08	4
PROF FEES	.47	5
TENANT ALTS	.78	4
BUY-OUTS		
OTHER LEASING	.20	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.28**	**3**
CLEANING		
REPAIR/MAINT	.23	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.13	3
TOTAL CONTRACTS	**.96**	**5**
CLEANING	.50	5
REPAIR/MAINT	.17	3
RDS/GROUNDS	.23	5
SECURITY	.05	5
ADMINISTRATIVE	.52	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Indianapolis, IN

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	439,563 SQ. FT.				429,917 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					15.96	15.00		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	16.46	16.48						
NET PARKING INC									
MISCELLANEOUS	3	.04	.03						
TOTAL INCOME	3	18.18	16.51						
EXPENSE									
CLEANING	3	1.02	1.10			1.03	1.12		
REPAIR-MAINT	3	.85	.60			.87	.60		
UTILITIES	3	1.70	1.34			1.74	1.34		
RDS/GRNDS/SEC	3	.28	.33			.29	.33		
ADMINISTRATIVE	3	1.12	1.08			1.14	1.15		
TOTAL OPER EXP	3	4.98	4.57			5.09	4.57		
FIXED EXPENSES	3	1.83	1.65			1.87	1.65		
TOTAL OPER + FIX	3	6.81	7.32			6.96	7.32		
LEASING EXP	3	3.00	1.79						
TOTAL PAYROLL	2	.81	.78						
TOTAL CONTRACT	3	1.11	1.04						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4147	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	97.4	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.24	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.94	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.02	3
PAYROLL		
CONTRACT	.91	3
SUP/MAT/MISC	.09	3
TRASH REMOVAL	.03	2
REPR/MAINT TOTAL	.85	3
PAYROLL	.46	2
ELEVATOR	.12	3
HVAC	22	3
ELECTRICAL	[illegible]	3
STRUCT/ROOF	.01	2
PLUMBING	.02	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.14	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.70	3
ELECTRICAL	1.50	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	3
RDS/GNDS/SEC TOTAL	.28	3
RDS/GNDS TOTAL	.06	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	3
SEC PAYROLL		
SEC CONTRACTS	.18	2
SEC OTHER		
ADMIN TOTAL	1.12	3
PAYROLL	.16	2
MGMT FEES	87	3
PROF FEES	.09	3
GEN OFC EXP	05	2
OTHER ADM EXP	.03	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.83	3
REAL ESTATE TAX	1.59	3
BUILDING INS	.19	3
PERS PROP TAX	.08	2
OTHER TAX		
LEASING EXPENSES	3.00	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	2.87	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.81	2
CLEANING		
REPAIR/MAINT	.46	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.16	2
TOTAL CONTRACTS	1.11	3
CLEANING	.91	3
REPAIR/MAINT		
RDS/GROUNDS	.06	2
SECURITY	.18	2
ADMINISTRATIVE	.96	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Jackson, MS

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	132,430 SQ. FT.				132,430 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					13.14	6.60		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	13.14	6.60						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	13.14	6.60						
EXPENSE									
CLEANING	4	.64	.54			.64	.54		
REPAIR-MAINT									
UTILITIES	4	1.56	1.50			1.56	1.50		
RDS/GRNDS/SEC	5	.21	.13			.21	.13		
ADMINISTRATIVE	5	.63	.32			.63	.32		
TOTAL OPER EXP									
FIXED EXPENSES	5	.86	.72			.86	.72		
TOTAL OPER + FIX									
LEASING EXP	5	.99	.36						
TOTAL PAYROLL									
TOTAL CONTRACT	5	.74	.46						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2417	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	346	5
AVG % OFFICE OCCUPANCY	86.5	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.86	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.64	4
PAYROLL		
CONTRACT	.57	4
SUP/MAT/MISC	.05	4
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.56	4
ELECTRICAL	1.37	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	4
RDS/GNDS/SEC TOTAL	.21	5
RDS/GNDS TOTAL	.20	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.20	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.63	5
PAYROLL		
MGMT FEES	.52	5
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.11	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.86	5
REAL ESTATE TAX	.79	5
BUILDING INS	.07	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.99	5
ADV/PROMOTION	.09	5
COMMISSIONS		
PROF FEES	.14	5
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.74	5
CLEANING	.57	4
REPAIR/MAINT		
RDS/GROUNDS	.20	5
SECURITY		
ADMINISTRATIVE	.52	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Jacksonville, FL

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	2,231,243 SQ. FT.				2,132,561 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					16.65	18.24	14.22	21.55
RETAIL AREA	3	11.21	8.93						
OTHER AREA	3	4.53	6.90						
TOTAL RENT	4	16.27	18.06	14.30	21.48				
NET PARKING INC	2	.03	.04						
MISCELLANEOUS	3	.12	.02						
TOTAL INCOME	4	16.37	18.11	14.03	21.75				
EXPENSE									
CLEANING	4	.69	.68	.66	.74	.71	.71	.67	.78
REPAIR-MAINT	4	1.60	1.70	1.11	1.82	1.64	1.72	1.13	1.87
UTILITIES	4	1.43	1.44	1.19	1.63	1.46	1.44	1.20	1.68
RDS/GRNDS/SEC	4	.93	.85	.68	1.24	.98	.85	.72	1.27
ADMINISTRATIVE	4	1.01	1.24	.81	1.45	1.05	1.27	.84	1.46
TOTAL OPER EXP	4	5.66	5.47	5.30	6.04	5.92	5.81	5.39	6.36
FIXED EXPENSES	4	2.42	2.39	2.09	2.69	2.53	2.52	2.18	2.78
TOTAL OPER + FIX	4	8.08	8.07	7.68	8.43	8.45	8.58	8.10	8.60
LEASING EXP	4	.74	.33	.03	1.21				
TOTAL PAYROLL	4	2.18	2.18	1.34	2.86				
TOTAL CONTRACT	4	1.03	1.07	.91	1.18				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	25085	3
AVG SQFT/RETAIL TENANT	2453	2
AVG SQFT/OFFICE WORKER	270	3
AVG % OFFICE OCCUPANCY	90.4	4
AVG % RETAIL OCCUPANCY	78.6	3
AVG $ RATE YR-END RENT	16.95	3
AVG NET PRKNG INC/STALL	12.76	2
RENTABLE/GROSS SQFT	.87	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.69**	**4**
PAYROLL	.03	3
CONTRACT	.60	4
SUP/MAT/MISC	.03	4
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	**1.60**	**4**
PAYROLL	.95	4
ELEVATOR	.21	4
HVAC	.13	4
ELECTRICAL	.04	4
STRUCT/ROOF	.02	3
PLUMBING	.01	4
FIRE/LIFE SFTY	.07	2
OTHER MAINT/SUP	.23	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.43**	**4**
ELECTRICAL	1.31	4
GAS	.06	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.18	4
RDS/GNDS/SEC TOTAL	**.93**	**4**
RDS/GNDS TOTAL	.23	4
RDS/GNDS PAYRL	.15	3
RDS/GNDS CONTR	.09	4
RDS/GNDS OTHER	.02	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.71	4
SEC PAYROLL	.53	4
SEC CONTRACTS	.16	4
SEC OTHER	.02	4
ADMIN TOTAL	**1.01**	**4**
PAYROLL	.55	4
MGMT FEES		
PROF FEES		
GEN OFC EXP	.27	4
OTHER ADM EXP	.05	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.42**	**4**
REAL ESTATE TAX	2.29	4
BUILDING INS	.05	4
PERS PROP TAX	.16	2
OTHER TAX		
LEASING EXPENSES	**.74**	**4**
ADV/PROMOTION	.03	3
COMMISSIONS	.02	3
PROF FEES	.22	2
TENANT ALTS	.59	4
BUY-OUTS		
OTHER LEASING	.01	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.18**	**4**
CLEANING	.03	3
REPAIR/MAINT	.95	4
RDS/GROUNDS	.15	3
SECURITY	.53	4
ADMINISTRATIVE	.55	4
TOTAL CONTRACTS	**1.03**	**4**
CLEANING	.60	4
REPAIR/MAINT	.36	2
RDS/GROUNDS	.08	4
SECURITY	.16	4
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Kansas City, MO/KS

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	20 BLDS	3,298,245 SQ. FT.				3,218,771 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	20					11.65	10.94	9.04	12.33
RETAIL AREA	2	8.68	9.60						
OTHER AREA									
TOTAL RENT	20	11.44	10.94	8.71	12.33				
NET PARKING INC	12	1.08	.80	.48	1.08				
MISCELLANEOUS	13	1.07	.13	.02	1.04				
TOTAL INCOME	20	12.81	11.74	8.79	15.21				
EXPENSE									
CLEANING	20	.92	.90	.67	1.17	.92	.90	.69	1.16
REPAIR-MAINT	20	1.29	.81	.53	1.24	1.30	.81	.53	1.24
UTILITIES	20	2.01	1.83	1.62	2.13	2.01	1.83	1.65	2.13
RDS/GRNDS/SEC	20	.46	.30	.20	.42	.47	.31	.20	.42
ADMINISTRATIVE	20	.52	.30	.24	.81	.54	.33	.24	.83
TOTAL OPER EXP	20	5.20	4.43	4.18	5.02	5.32	4.58	4.19	5.02
FIXED EXPENSES	20	.89	.70	.53	1.36	.92	.70	.55	1.43
TOTAL OPER + FIX	20	6.09	5.38	4.57	6.00	6.24	5.38	4.83	6.09
LEASING EXP	18	.60	.29	.16	1.03				
TOTAL PAYROLL	17	1.02	.86	.62	1.22				
TOTAL CONTRACT	20	1.15	.93	.85	1.11				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9080	19
AVG SQFT/RETAIL TENANT	2680	3
AVG SQFT/OFFICE WORKER	297	12
AVG % OFFICE OCCUPANCY	88.6	20
AVG % RETAIL OCCUPANCY	89.4	3
AVG $ RATE YR-END RENT	14.06	18
AVG NET PRKNG INC/STALL	470.80	6
RENTABLE/GROSS SQFT	.92	17

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.92**	**20**
PAYROLL	.12	11
CONTRACT	.76	20
SUP/MAT/MISC	.08	19
TRASH REMOVAL	.03	10
REPR/MAINT TOTAL	**1.29**	**20**
PAYROLL	.70	14
ELEVATOR	.18	19
HVAC	.07	20
ELECTRICAL	.04	19
STRUCT/ROOF	.06	10
PLUMBING	.02	17
FIRE/LIFE SFTY	.02	8
OTHER MAINT/SUP	.35	20

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.01**	**19**
ELECTRICAL	1.61	19
GAS	.25	10
FUEL OIL	.23	2
PURCH STEAM	.50	9
PURCH CH WTR		
COAL		
WATER/SEWER	.06	13
RDS/GNDS/SEC TOTAL	**.46**	**20**
RDS/GNDS TOTAL	.17	19
RDS/GNDS PAYRL	.04	7
RDS/GNDS CONTR	.28	7
RDS/GNDS OTHER	.02	14

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	19
SEC PAYROLL	.34	9
SEC CONTRACTS	.16	17
SEC OTHER	.02	11
ADMIN TOTAL	**.52**	**20**
PAYROLL	.17	15
MGMT FEES	.31	17
PROF FEES	.03	10
GEN OFC EXP	.06	18
OTHER ADM EXP	.04	16

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.89**	**20**
REAL ESTATE TAX	.79	20
BUILDING INS	.09	20
PERS PROP TAX	.02	8
OTHER TAX	.02	9
LEASING EXPENSES	**.60**	**18**
ADV/PROMOTION	.19	15
COMMISSIONS	.05	5
PROF FEES	.38	7
TENANT ALTS	.83	5
BUY-OUTS		
OTHER LEASING	.10	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.02**	**17**
CLEANING	.12	11
REPAIR/MAINT	.70	14
RDS/GROUNDS	.04	7
SECURITY	.34	9
ADMINISTRATIVE	.17	15
TOTAL CONTRACTS	**1.15**	**20**
CLEANING	.76	20
REPAIR/MAINT	.28	9
RDS/GROUNDS	.28	7
SECURITY	.16	17
ADMINISTRATIVE	.32	19

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Kansas City, MO/KS

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	131,941 SQ. FT.				123,826 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					9.54	9.93	9.04	10.89
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	9.19	9.71	8.71	10.76				
NET PARKING INC									
MISCELLANEOUS	2	.02	.02						
TOTAL INCOME	4	9.61	9.72	8.79	13.87				
EXPENSE									
CLEANING	4	1.12	1.17	1.04	1.28	1.13	1.18	1.04	1.28
REPAIR-MAINT	4	.58	.53	.44	.66	.59	.53	.44	.69
UTILITIES	4	1.92	1.94	1.75	2.23	1.93	1.95	1.78	2.23
RDS/GRNDS/SEC	4	.12	.14	.08	.21	.13	.15	.09	.21
ADMINISTRATIVE	4	.44	.23	.12	.75	.47	.25	.13	.76
TOTAL OPER EXP	4	4.18	4.18	3.80	4.75	4.45	4.41	3.95	4.97
FIXED EXPENSES	4	.64	.65	.39	1.02	.68	.68	.43	1.02
TOTAL OPER + FIX	4	4.82	4.62	4.28	5.68	5.13	4.86	4.62	5.75
LEASING EXP	3	1.79	.32						
TOTAL PAYROLL									
TOTAL CONTRACT	4	1.01	.96	.92	1.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2866	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	323	4
AVG % OFFICE OCCUPANCY	92.6	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.86	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.78	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.12	4
PAYROLL		
CONTRACT	.92	4
SUP/MAT/MISC	.18	4
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	.58	4
PAYROLL		
ELEVATOR	.09	3
HVAC	.12	4
ELECTRICAL	.04	4
STRUCT/ROOF		
PLUMBING	.02	3
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.30	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.92	4
ELECTRICAL	1.86	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	4
RDS/GNDS/SEC TOTAL	.12	4
RDS/GNDS TOTAL	.05	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.03	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.07	3
SEC PAYROLL		
SEC CONTRACTS	.07	3
SEC OTHER		
ADMIN TOTAL	.44	4
PAYROLL		
MGMT FEES	.27	2
PROF FEES	.05	4
GEN OFC EXP	.03	3
OTHER ADM EXP	.05	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.64	4
REAL ESTATE TAX	.54	4
BUILDING INS	.10	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.79	3
ADV/PROMOTION	.07	3
COMMISSIONS	.09	2
PROF FEES	1.60	3
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.01	4
CLEANING	.92	4
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.07	3
ADMINISTRATIVE	.20	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,476,998 SQ. FT.				1,450,942 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					11.53	11.01	7.69	15.50
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	11.35	11.04	7.69	14.05				
NET PARKING INC	4	.67	.65	.48	.84				
MISCELLANEOUS	3	1.50	.50						
TOTAL INCOME	6	12.56	13.34	7.96	15.49				
EXPENSE									
CLEANING	6	1.06	.94	.74	1.23	1.06	.94	.74	1.23
REPAIR-MAINT	6	1.29	1.03	.73	1.33	1.29	1.03	.73	1.33
UTILITIES	6	1.95	1.75	1.58	1.83	1.95	1.75	1.58	1.83
RDS/GRNDS/SEC	6	.65	.50	.36	.79	.66	.50	.36	.79
ADMINISTRATIVE	6	.44	.35	.25	.49	.44	.35	.25	.49
TOTAL OPER EXP	6	5.39	4.56	4.31	4.88	5.49	4.56	4.31	4.88
FIXED EXPENSES	6	1.02	1.33	.45	1.36	1.04	1.34	.45	1.49
TOTAL OPER + FIX	6	6.41	5.64	5.33	6.12	6.53	5.64	5.33	6.12
LEASING EXP	5	.78	.36	.16	1.70				
TOTAL PAYROLL	6	1.05	.93	.62	1.50				
TOTAL CONTRACT	6	1.36	1.04	.84	1.35				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9384	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	265	5
AVG % OFFICE OCCUPANCY	90.5	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.37	6
AVG NET PRKNG INC/STALL	296.24	4
RENTABLE/GROSS SQFT	.97	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.06	6
PAYROLL	.23	3
CONTRACT	.82	6
SUP/MAT/MISC	.11	6
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	1.29	6
PAYROLL	.74	5
ELEVATOR	.22	6
HVAC	.06	6
ELECTRICAL	.04	6
STRUCT/ROOF	.02	3
PLUMBING	.01	5
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.30	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.96	6
ELECTRICAL	1.65	6
GAS	.15	2
FUEL OIL		
PURCH STEAM	.35	2
PURCH CH WTR		
COAL		
WATER/SEWER	.06	6
RDS/GNDS/SEC TOTAL	.65	6
RDS/GNDS TOTAL	.29	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.40	4
RDS/GNDS OTHER	.03	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	6
SEC PAYROLL	.58	2
SEC CONTRACTS	.21	5
SEC OTHER		
ADMIN TOTAL	.44	6
PAYROLL	.18	5
MGMT FEES	.28	5
PROF FEES	.02	4
GEN OFC EXP	.02	5
OTHER ADM EXP	.06	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.02	6
REAL ESTATE TAX	.91	6
BUILDING INS	.10	6
PERS PROP TAX	.02	2
OTHER TAX	.03	2
LEASING EXPENSES	.78	5
ADV/PROMOTION	.40	3
COMMISSIONS		
PROF FEES	.23	2
TENANT ALTS	.89	2
BUY-OUTS		
OTHER LEASING	.22	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.05	6
CLEANING	.23	3
REPAIR/MAINT	.74	5
RDS/GROUNDS		
SECURITY	.58	2
ADMINISTRATIVE	.18	5
TOTAL CONTRACTS	1.36	6
CLEANING	.82	6
REPAIR/MAINT	.30	2
RDS/GROUNDS	.40	4
SECURITY	.21	5
ADMINISTRATIVE	.29	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Kansas City, MO/KS

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	30 BLDS	2,428,754 SQ. FT.				2,426,7[illegible]2 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	28					14.31	14.21	10.81	16.95
RETAIL AREA									
OTHER AREA									
TOTAL RENT	28	14.36	14.27	10.81	17.07				
NET PARKING INC									
MISCELLANEOUS	19	.15	.11	.04	.14				
TOTAL INCOME	28	14.49	14.40	10.91	17.09				
EXPENSE									
CLEANING	29	.72	.72	.63	.80	.72	.72	.63	.80
REPAIR-MAINT	30	.72	.66	.59	.86	.73	.66	.59	.86
UTILITIES	30	1.71	1.65	1.58	1.78	1.71	1.65	1.58	1.78
RDS/GRNDS/SEC	30	.42	.39	.34	.49	.42	.39	.34	.49
ADMINISTRATIVE	30	.68	.70	.54	.74	.68	.70	.54	.74
TOTAL OPER EXP	29	4.23	4.26	4.06	4.41	4.23	4.26	4.06	4.41
FIXED EXPENSES	29	2.29	2.25	2.12	2.60	2.29	2.25	2.12	2.61
TOTAL OPER+FIX	28	6.54	6.61	6.32	6.94	6.55	6.61	6.32	6.94
LEASING EXP	28	2.33	1.81	.49	2.97				
TOTAL PAYROLL	29	.39	.31	.31	.38				
TOTAL CONTRACT	30	1.02	1.01	.88	1.22				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5629	27
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	259	19
AVG % OFFICE OCCUPANCY	86.5	29
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.09	28
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.94	25

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.72	29
PAYROLL	.79	2
CONTRACT	.61	28
SUP/MAT/MISC	.06	22
TRASH REMOVAL	.01	26
REPR/MAINT TOTAL	.72	30
PAYROLL	.23	23
ELEVATOR	.07	28
HVAC	.12	30
ELECTRICAL	.04	27
STRUCT/ROOF	.02	19
PLUMBING	.01	27
FIRE/LIFE SFTY	.01	26
OTHER MAINT/SUP	.28	30

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.72	29
ELECTRICAL	1.51	29
GAS	.11	24
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	29
RDS/GNDS/SEC TOTAL	.42	30
RDS/GNDS TOTAL	.33	30
RDS/GNDS PAYRL	.03	18
RDS/GNDS CONTR	.29	29
RDS/GNDS OTHER	.05	25

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.11	28
SEC PAYROLL		
SEC CONTRACTS	.11	27
SEC OTHER		
ADMIN TOTAL	.68	30
PAYROLL	.12	23
MGMT FEES	.49	30
PROF FEES	.04	23
GEN OFC EXP	.05	20
OTHER ADM EXP	.03	27

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.29	29
REAL ESTATE TAX	2.18	29
BUILDING INS	.11	30
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.33	28
ADV/PROMOTION	.10	23
COMMISSIONS	.11	6
PROF FEES	.52	23
TENANT ALTS	2.04	25
BUY-OUTS		
OTHER LEASING	.05	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.39	29
CLEANING	.79	2
REPAIR/MAINT	.23	23
RDS/GROUNDS	.03	18
SECURITY		
ADMINISTRATIVE	.12	23
TOTAL CONTRACTS	1.02	30
CLEANING	.61	28
REPAIR/MAINT	.17	18
RDS/GROUNDS	.28	29
SECURITY	.11	27
ADMINISTRATIVE	.52	30

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	102,413 SQ. FT.				102,413 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					15.34	18.97		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	15.34	18.97						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	15.56	19.52						
EXPENSE									
CLEANING	3	.62	.56			.62	.56		
REPAIR-MAINT	3	.71	.56			.71	.56		
UTILITIES	3	1.72	1.78			1.72	1.78		
RDS/GRNDS/SEC	3	.72	.99			.72	.99		
ADMINISTRATIVE	3	.66	.50			.66	.50		
TOTAL OPER EXP	3	4.44	4.41			4.44	4.41		
FIXED EXPENSES	3	1.68	1.43			1.68	1.43		
TOTAL OPER+FIX	3	6.12	5.84			6.12	5.84		
LEASING EXP									
TOTAL PAYROLL	3	.41	.45						
TOTAL CONTRACT	3	1.28	1.52						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7759	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	96.5	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.11	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.62	3
PAYROLL		
CONTRACT	.55	3
SUP/MAT/MISC		
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	.71	3
PAYROLL	.41	3
ELEVATOR		
HVAC	.10	3
ELECTRICAL	.08	3
STRUCT/ROOF		
PLUMBING	.01	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.09	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.72	3
ELECTRICAL	1.56	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	3
RDS/GNDS/SEC TOTAL	.72	3
RDS/GNDS TOTAL	.70	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.70	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.02	3
SEC PAYROLL		
SEC CONTRACTS	.02	2
SEC OTHER		
ADMIN TOTAL	.66	3
PAYROLL		
MGMT FEES	.61	3
PROF FEES	.03	3
GEN OFC EXP		
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.68	3
REAL ESTATE TAX	1.42	3
BUILDING INS	.25	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.41	3
CLEANING		
REPAIR/MAINT	.41	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.28	3
CLEANING	.55	3
REPAIR/MAINT		
RDS/GROUNDS	.70	3
SECURITY	.02	2
ADMINISTRATIVE	.64	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Kansas City, MO/KS

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	688,270 SQ. FT.				688,270 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					12.49	11.30	10.23	15.35
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	12.58	11.42	10.24	15.54				
NET PARKING INC									
MISCELLANEOUS	6	.06	.04	.03	.10				
TOTAL INCOME	8	12.62	11.45	10.29	15.60				
EXPENSE									
CLEANING	7	.67	.64	.63	.70	.67	.64	.53	.70
REPAIR-MAINT	8	.86	.81	.64	1.06	.86	.81	.64	1.06
UTILITIES	8	1.79	1.66	1.54	1.95	1.79	1.66	1.54	1.95
RDS/GRNDS/SEC	8	.42	.39	.36	.48	.42	.39	.36	.48
ADMINISTRATIVE	8	.55	.55	.50	.65	.55	.55	.50	.65
TOTAL OPER EXP	7	4.19	4.13	3.88	4.52	4.19	4.13	3.88	4.52
FIXED EXPENSES	7	2.13	2.22	2.16	2.27	2.13	2.22	2.16	2.27
TOTAL OPER + FIX	6	6.35	6.57	6.25	6.86	6.35	6.57	6.25	6.86
LEASING EXP	8	3.30	2.55	.77	3.54				
TOTAL PAYROLL	7	.30	.31	.20	.31				
TOTAL CONTRACT	8	.91	.93	.87	1.04				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5249	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	233	4
AVG % OFFICE OCCUPANCY	83.1	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.08	8
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.97	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.67	7
PAYROLL		
CONTRACT	.60	7
SUP/MAT/MISC	.06	7
TRASH REMOVAL	.01	7
REPR/MAINT TOTAL	.86	8
PAYROLL	.21	7
ELEVATOR	.06	8
HVAC	.16	8
ELECTRICAL	.04	8
STRUCT/ROOF	.04	7
PLUMBING	.01	8
FIRE/LIFE SFTY	.01	7
OTHER MAINT/SUP	.36	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.79	8
ELECTRICAL	1.60	8
GAS	.11	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	8
RDS/GNDS/SEC TOTAL	.42	8
RDS/GNDS TOTAL	.33	8
RDS/GNDS PAYRL	.01	6
RDS/GNDS CONTR	.26	8
RDS/GNDS OTHER	.06	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.08	8
SEC PAYROLL		
SEC CONTRACTS	.08	8
SEC OTHER		
ADMIN TOTAL	.55	8
PAYROLL	.09	6
MGMT FEES	.36	8
PROF FEES	.04	6
GEN OFC EXP	.05	7
OTHER ADM EXP	.02	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.13	7
REAL ESTATE TAX	2.02	7
BUILDING INS	.10	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	3.30	8
ADV/PROMOTION	.09	8
COMMISSIONS	.15	4
PROF FEES	.61	7
TENANT ALTS	3.05	7
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.30	7
CLEANING		
REPAIR/MAINT	.21	7
RDS/GROUNDS	.01	6
SECURITY		
ADMINISTRATIVE	.09	6
TOTAL CONTRACTS	.91	8
CLEANING	.60	7
REPAIR/MAINT	.07	4
RDS/GROUNDS	.26	8
SECURITY	.08	8
ADMINISTRATIVE	.41	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,272,189 SQ. FT.				1,270,227 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					15.92	15.49	14.21	17.51
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	15.95	15.49	14.27	17.52				
NET PARKING INC									
MISCELLANEOUS	7	.19	.12	.10	.14				
TOTAL INCOME	9	16.11	15.50	14.40	17.58				
EXPENSE									
CLEANING	9	.78	.79	.74	.82	.78	.70	.74	.82
REPAIR-MAINT	9	.63	.65	.54	.70	.63	.65	.54	.70
UTILITIES	9	1.75	1.65	1.59	1.75	1.75	1.65	1.59	1.75
RDS/GRNDS/SEC	9	.40	.37	.31	.46	.40	.37	.31	.46
ADMINISTRATIVE	9	.77	.72	.71	.86	.77	.72	.71	.86
TOTAL OPER EXP	9	4.33	4.21	4.08	4.34	4.34	4.21	4.08	4.34
FIXED EXPENSES	9	2.60	2.64	2.44	2.72	2.60	2.64	2.45	2.72
TOTAL OPER + FIX	9	6.93	6.85	6.53	7.08	6.94	6.85	6.53	7.08
LEASING EXP	9	2.09	1.71	.43	2.97				
TOTAL PAYROLL	9	.44	.31	.31	.60				
TOTAL CONTRACT	9	1.04	1.09	.62	1.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7534	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	272	6
AVG % OFFICE OCCUPANCY	91.9	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.61	8
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.78	9
PAYROLL	.79	2
CONTRACT	.65	8
SUP/MAT/MISC	.05	6
TRASH REMOVAL	.01	8
REPR/MAINT TOTAL	.63	9
PAYROLL	.21	6
ELEVATOR	.08	9
HVAC	.07	9
ELECTRICAL	.05	6
STRUCT/ROOF	.01	6
PLUMBING	.01	6
FIRE/LIFE SFTY	.01	7
OTHER MAINT/SUP	.27	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.76	8
ELECTRICAL	1.56	8
GAS	.11	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	8
RDS/GNDS/SEC TOTAL	.40	9
RDS/GNDS TOTAL	.28	9
RDS/GNDS PAYRL	.04	7
RDS/GNDS CONTR	.23	8
RDS/GNDS OTHER	.04	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.15	7
SEC PAYROLL		
SEC CONTRACTS	.15	7
SEC OTHER		
ADMIN TOTAL	.77	9
PAYROLL	.11	9
MGMT FEES	.57	9
PROF FEES	.03	7
GEN OFC EXP	.06	7
OTHER ADM EXP	.03	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.60	9
REAL ESTATE TAX	2.50	9
BUILDING INS	.10	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.09	9
ADV/PROMOTION	.12	7
COMMISSIONS	.07	2
PROF FEES	.48	7
TENANT ALTS	1.87	7
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.44	9
CLEANING	.79	2
REPAIR/MAINT	.21	6
RDS/GROUNDS	.04	7
SECURITY		
ADMINISTRATIVE	.11	9
TOTAL CONTRACTS	1.04	9
CLEANING	.65	8
REPAIR/MAINT	.18	5
RDS/GROUNDS	.23	8
SECURITY	.15	7
ADMINISTRATIVE	.60	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Las Vegas, NV

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	290,667 SQ. FT.				283,751 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					15.48	15.46	8.51	16.33
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	15.67	15.46	8.51	16.43				
NET PARKING INC	3	1.12	1.15						
MISCELLANEOUS	5	2.56	.26	.10	2.65				
TOTAL INCOME	5	19.22	16.87	8.68	19.74				
EXPENSE									
CLEANING	4	.92	.96	.67	1.03	.92	.96	.67	1.03
REPAIR-MAINT	5	1.15	1.15	.86	1.81	1.18	1.18	.86	1.81
UTILITIES	4	1.95	1.81	1.38	2.35	1.94	1.81	1.38	2.35
RDS/GRNDS/SEC	5	.48	.41	.18	.94	.49	.41	.18	.95
ADMINISTRATIVE	5	.66	.68	.28	1.11	.68	.70	.28	1.11
TOTAL OPER EXP	3	5.37	6.59			5.52	6.59		
FIXED EXPENSES	5	1.22	1.19	.69	1.26	1.25	1.19	.69	1.28
TOTAL OPER + FIX	3	6.62	7.84			6.80	7.84		
LEASING EXP	5	1.71	1.65	.99	3.77				
TOTAL PAYROLL	2	.56	.94						
TOTAL CONTRACT	5	1.47	1.47	1.01	2.16				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7636	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	337	4
AVG % OFFICE OCCUPANCY	94.2	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	21.11	5
AVG NET PRKNG INC/STALL	730.85	3
RENTABLE/GROSS SQFT	.92	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.92	4
PAYROLL		
CONTRACT	.77	4
SUP/MAT/MISC		
TRASH REMOVAL	.09	4
REPR/MAINT TOTAL	1.15	5
PAYROLL		
ELEVATOR	.27	4
HVAC	.19	5
ELECTRICAL	.14	4
STRUCT/ROOF	.01	5
PLUMBING	.09	5
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.18	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.95	4
ELECTRICAL	1.82	4
GAS	.03	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	4
RDS/GNDS/SEC TOTAL	.48	5
RDS/GNDS TOTAL	.08	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	2
RDS/GNDS OTHER	.04	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.47	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.66	5
PAYROLL		
MGMT FEES	.52	4
PROF FEES	.14	5
GEN OFC EXP	.01	5
OTHER ADM EXP	.03	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.22	5
REAL ESTATE TAX	.98	5
BUILDING INS	.24	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.71	5
ADV/PROMOTION	.04	5
COMMISSIONS		
PROF FEES	.25	5
TENANT ALTS	1.38	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.56	2
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.47	5
CLEANING	.77	4
REPAIR/MAINT	.34	5
RDS/GROUNDS	.05	2
SECURITY		
ADMINISTRATIVE	.62	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	55,757 SQ. FT.				55,757 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					12.06	13.21	8.51	15.90
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	12.06	13.21	8.51	15.90				
NET PARKING INC	2	.76	.72						
MISCELLANEOUS	4	.52	.20	.10	1.26				
TOTAL INCOME	4	12.86	13.95	8.68	17.82				
EXPENSE									
CLEANING	3	.69	.96			.69	.96		
REPAIR-MAINT	4	1.17	1.33	.86	1.81	1.17	1.33	.86	1.81
UTILITIES	3	1.64	1.66			1.64	1.66		
RDS/GRNDS/SEC	4	.52	.36	.18	.91	.52	.36	.18	.91
ADMINISTRATIVE	4	.58	.69	.28	1.11	.58	.69	.28	1.11
TOTAL OPER EXP	2	6.86	6.88			6.86	6.88		
FIXED EXPENSES	4	1.02	1.05	.69	1.22	1.02	1.05	.69	1.22
TOTAL OPER + FIX	2	7.96	7.97			7.96	7.97		
LEASING EXP	4	2.01	2.01	.99	3.77				
TOTAL PAYROLL									
TOTAL CONTRACT	4	1.49	1.57	1.01	2.16				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3781	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	337	4
AVG % OFFICE OCCUPANCY	94.9	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.22	4
AVG NET PRKNG INC/STALL	352.63	2
RENTABLE/GROSS SQFT	.95	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.69	3
PAYROLL		
CONTRACT	.53	3
SUP/MAT/MISC	.01	3
TRASH REMOVAL	.14	3
REPR/MAINT TOTAL	1.17	4
PAYROLL		
ELEVATOR	.20	3
HVAC	.45	4
ELECTRICAL	.14	4
STRUCT/ROOF	.02	4
PLUMBING	.07	4
FIRE/LIFE SFTY	.12	2
OTHER MAINT/SUP	.26	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.64	3
ELECTRICAL	1.66	3
GAS	.06	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.14	3
RDS/GNDS/SEC TOTAL	.52	4
RDS/GNDS TOTAL	.22	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.17	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.58	4
PAYROLL		
MGMT FEES	.65	3
PROF FEES	.14	4
GEN OFC EXP	.04	4
OTHER ADM EXP	.04	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.02	4
REAL ESTATE TAX	.89	4
BUILDING INS	.13	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.01	4
ADV/PROMOTION	.15	4
COMMISSIONS		
PROF FEES	.42	4
TENANT ALTS	1.44	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.49	4
CLEANING	.53	3
REPAIR/MAINT	.91	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.51	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Lexington, KY

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	736,334 SQ. FT.				736,334 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					14.96	15.02		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	15.06	15.05						
NET PARKING INC									
MISCELLANEOUS	3	.11	.10						
TOTAL INCOME	3	15.31	15.16						
EXPENSE									
CLEANING	3	.82	.74			.82	.74		
REPAIR-MAINT	3	.81	.75			.81	.75		
UTILITIES	3	1.32	1.29			1.32	1.29		
RDS/GRNDS/SEC	3	.28	.26			.28	.26		
ADMINISTRATIVE	3	1.30	1.15			1.30	1.15		
TOTAL OPER EXP	3	4.53	4.49			4.53	4.49		
FIXED EXPENSES	3	.91	.80			.91	.80		
TOTAL OPER + FIX	3	5.44	5.47			5.44	5.47		
LEASING EXP	3	.76	.87						
TOTAL PAYROLL	3	.50	.29						
TOTAL CONTRACT	3	1.34	1.00						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10836	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	325	3
AVG % OFFICE OCCUPANCY	92.7	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.36	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.91	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.82	3
PAYROLL		
CONTRACT	.61	3
SUP/MAT/MISC	.06	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	.81	3
PAYROLL		
ELEVATOR	.22	3
HVAC	.14	3
ELECTRICAL	.07	3
STRUCT/ROOF	.11	2
PLUMBING	.02	2
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.14	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.32	3
ELECTRICAL	1.20	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	3
RDS/GNDS/SEC TOTAL	.28	3
RDS/GNDS TOTAL	.03	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.25	3
SEC PAYROLL		
SEC CONTRACTS	.24	3
SEC OTHER	.01	3
ADMIN TOTAL	1.30	3
PAYROLL	.28	3
MGMT FEES	.70	3
PROF FEES	.08	3
GEN OFC EXP	.07	3
OTHER ADM EXP	.17	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.91	3
REAL ESTATE TAX	.81	3
BUILDING INS	.10	3
PERS PROP TAX		
OTHER TAX	.01	2
LEASING EXPENSES	.76	3
ADV/PROMOTION	.01	3
COMMISSIONS		
PROF FEES	.28	3
TENANT ALTS	.46	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.50	3
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.28	3
TOTAL CONTRACTS	1.34	3
CLEANING	.61	3
REPAIR/MAINT	.45	3
RDS/GROUNDS	.03	3
SECURITY	.24	3
ADMINISTRATIVE	.78	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Little Rock, AR

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,490,352 SQ. FT.				1,425,171 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	9					8.99	9.40	7.40	9.67
RETAIL AREA	7	6.18	6.46	4.98	7.42				
OTHER AREA									
TOTAL RENT	9	9.02	9.30	7.63	9.81				
NET PARKING INC	6	1.11	1.10	.99	1.25				
MISCELLANEOUS	4	.23	.19						
TOTAL INCOME	9	10.16	10.29	8.80	11.10				
EXPENSE									
CLEANING	9	.74	.75	.50	.79	.77	.78	.60	.80
REPAIR-MAINT	9	.68	.64	.50	.89	.71	.66	.50	.96
UTILITIES	9	2.03	1.78	1.31	1.88	2.11	1.80	1.44	1.88
RDS/GRNDS/SEC	9	.20	.12	.01	.18	.21	.13	.02	.18
ADMINISTRATIVE	9	.46	.43	.36	.49	.48	.49	.39	.51
TOTAL OPER EXP	9	4.11	3.76	2.77	4.18	4.30	3.92	3.52	4.34
FIXED EXPENSES	9	.81	.65	.57	.92	.85	.67	.60	.99
TOTAL OPER + FIX	9	4.93	4.42	3.44	4.97	5.15	4.65	4.10	5.09
LEASING EXP	8	.16	.03	.02	.28				
TOTAL PAYROLL	9	.23	.22	.15	.31				
TOTAL CONTRACT	9	1.04	.85	.69	1.31				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8301	9
AVG SQFT/RETAIL TENANT	2507	6
AVG SQFT/OFFICE WORKER	187	7
AVG % OFFICE OCCUPANCY	89.7	9
AVG % RETAIL OCCUPANCY	95.4	6
AVG $ RATE YR-END RENT	11.66	8
AVG NET PRKNG INC/STALL	630.49	6
RENTABLE/GROSS SQFT	.87	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.74	9
PAYROLL		
CONTRACT	.71	9
SUP/MAT/MISC		
TRASH REMOVAL	.04	7
REPR/MAINT TOTAL	.66	9
PAYROLL	.23	9
ELEVATOR	.22	9
HVAC	.12	9
ELECTRICAL	.04	9
STRUCT/ROOF	.05	7
PLUMBING	.01	8
FIRE/LIFE SFTY	.02	9
OTHER MAINT/SUP	.02	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.03	9
ELECTRICAL	1.94	9
GAS	.05	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	9
RDS/GNDS/SEC TOTAL	.20	9
RDS/GNDS TOTAL	.07	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	8
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.14	6
SEC PAYROLL		
SEC CONTRACTS	.14	6
SEC OTHER		
ADMIN TOTAL	.46	9
PAYROLL		
MGMT FEES	.40	9
PROF FEES	.04	9
GEN OFC EXP	.02	8
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.81	9
REAL ESTATE TAX	.70	9
BUILDING INS	.11	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	8
ADV/PROMOTION	.01	5
COMMISSIONS		
PROF FEES		
TENANT ALTS	.13	8
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.23	9
CLEANING		
REPAIR/MAINT	.23	9
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.04	9
CLEANING	.71	9
REPAIR/MAINT	.28	5
RDS/GROUNDS	.07	8
SECURITY	.14	6
ADMINISTRATIVE	.45	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Little Rock, AR

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	409,463 SQ. FT.				395,038 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					8.91	8.63	7.39	10.96
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	8.70	8.63	6.86	10.94				
NET PARKING INC									
MISCELLANEOUS	4	.16	.12						
TOTAL INCOME	6	8.84	8.85	6.90	11.04				
EXPENSE									
CLEANING	6	.70	.68	.63	.85	.72	.73	.65	.89
REPAIR-MAINT	6	.82	.76	.39	.97	.85	.76	.41	1.02
UTILITIES	6	2.04	1.93	1.33	2.29	2.12	2.21	1.39	2.29
RDS/GRNDS/SEC	6	.32	.36	.11	.43	.33	.38	.12	.44
ADMINISTRATIVE	6	.78	.91	.42	.97	.80	.91	.45	1.01
TOTAL OPER EXP	6	4.65	3.93	3.36	5.35	4.82	4.50	3.56	5.35
FIXED EXPENSES	6	.62	.64	.41	.92	.64	.64	.43	.97
TOTAL OPER + FIX	6	5.27	4.77	3.88	6.07	5.46	5.25	4.19	6.07
LEASING EXP	5	.99	1.00	.53	1.85				
TOTAL PAYROLL	5	.23	.19	.08	.29				
TOTAL CONTRACT	5	1.00	1.02	.82	1.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1554	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	268	4
AVG % OFFICE OCCUPANCY	87.7	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.11	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.81	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	5
PAYROLL		
CONTRACT	.66	5
SUP/MAT/MISC	.01	4
TRASH REMOVAL	.03	5
REPR/MAINT TOTAL	.87	5
PAYROLL	.13	5
ELEVATOR	.20	2
HVAC	.23	5
ELECTRICAL	.06	5
STRUCT/ROOF		
PLUMBING	.02	5
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.09	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.96	5
ELECTRICAL	1.73	5
GAS	.16	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	5
RDS/GNDS/SEC TOTAL	.30	5
RDS/GNDS TOTAL	.10	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	5
RDS/GNDS OTHER	.04	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	3
SEC PAYROLL		
SEC CONTRACTS	.23	3
SEC OTHER		
ADMIN TOTAL	.87	5
PAYROLL		
MGMT FEES	.40	5
PROF FEES	.07	5
GEN OFC EXP	.07	4
OTHER ADM EXP	.04	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.54	5
REAL ESTATE TAX	.42	5
BUILDING INS	.11	5
PERS PROP TAX		
OTHER TAX	.01	4
LEASING EXPENSES	.99	5
ADV/PROMOTION	.01	4
COMMISSIONS	.19	3
PROF FEES	.13	4
TENANT ALTS	1.01	3
BUY-OUTS		
OTHER LEASING	.02	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.23	5
CLEANING		
REPAIR/MAINT	.13	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.00	5
CLEANING	.66	5
REPAIR/MAINT	.25	3
RDS/GROUNDS	.08	5
SECURITY	.23	3
ADMINISTRATIVE	.47	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Long Beach, CA

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	744,536 SQ. FT.				719,053 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					16.53	19.67		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	16.40	19.67						
NET PARKING INC	3	.75	.96						
MISCELLANEOUS	2	.06	.09						
TOTAL INCOME	3	17.21	20.66						
EXPENSE									
CLEANING	3	.59	.56			.61	.56		
REPAIR-MAINT	3	1.06	1.32			1.09	1.32		
UTILITIES	3	1.85	2.22			1.91	2.22		
RDS/GRNDS/SEC	3	.48	.63			.50	.63		
ADMINISTRATIVE	3	1.27	1.73			1.31	1.73		
TOTAL OPER EXP	3	5.24	6.58			5.43	6.58		
FIXED EXPENSES	3	2.60	2.59			2.69	2.77		
TOTAL OPER + FIX	3	7.84	8.53			8.12	8.53		
LEASING EXP	3	2.10	1.56						
TOTAL PAYROLL	3	1.37	1.67						
TOTAL CONTRACT	3	.47	.54						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11960	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	264	3
AVG % OFFICE OCCUPANCY	71.5	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	19.89	2
AVG NET PRKNG INC/STALL	268.24	3
RENTABLE/GROSS SQFT	.96	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.59	3
PAYROLL	.10	3
CONTRACT	.40	3
SUP/MAT/MISC	.06	2
TRASH REMOVAL	.02	3
REPR/MAINT TOTAL	1.06	3
PAYROLL	.43	3
ELEVATOR	.17	3
HVAC	.18	3
ELECTRICAL	.05	3
STRUCT/ROOF		
PLUMBING	.02	3
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.15	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.85	3
ELECTRICAL	1.78	3
GAS	.04	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	3
RDS/GNDS/SEC TOTAL	.48	3
RDS/GNDS TOTAL	.09	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.39	3
SEC PAYROLL	.36	3
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	1.27	3
PAYROLL	.48	3
MGMT FEES	.59	3
PROF FEES	.04	3
GEN OFC EXP	.14	3
OTHER ADM EXP	.04	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.60	3
REAL ESTATE TAX	1.94	3
BUILDING INS	.66	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.10	3
ADV/PROMOTION	.07	3
COMMISSIONS	.14	3
PROF FEES		
TENANT ALTS	1.86	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.37	3
CLEANING	.10	3
REPAIR/MAINT	.43	3
RDS/GROUNDS		
SECURITY	.38	3
ADMINISTRATIVE	.46	3
TOTAL CONTRACTS	.47	3
CLEANING	.40	3
REPAIR/MAINT		
RDS/GROUNDS	.14	2
SECURITY		
ADMINISTRATIVE	.63	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Los Angeles, CA

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	34 BLDS	13,130,006 SQ. FT.				12,639,457 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	32					22.36	21.14	15.77	27.57
RETAIL AREA	13	19.26	20.54	16.37	32.10				
OTHER AREA									
TOTAL RENT	32	22.29	21.22	16.10	26.95				
NET PARKING INC	28	1.63	1.66	.89	2.44				
MISCELLANEOUS	19	.54	.24	.08	.39				
TOTAL INCOME	32	24.90	22.90	16.80	30.02				
EXPENSE									
CLEANING	33	1.00	.99	.85	1.14	1.03	1.01	.87	1.19
REPAIR-MAINT	33	1.64	1.65	1.07	1.93	1.70	1.69	1.17	1.94
UTILITIES	34	2.03	1.96	1.68	2.28	2.08	1.97	1.71	2.28
RDS/GRNDS/SEC	33	.74	.61	.51	.83	.77	.66	.51	.90
ADMINISTRATIVE	33	1.10	.96	.72	1.67	1.14	1.08	.72	1.74
TOTAL OPER EXP	32	6.50	6.63	5.51	7.43	6.76	6.68	5.71	7.97
FIXED EXPENSES	34	2.69	1.91	1.55	2.95	2.79	2.11	1.55	3.07
TOTAL OPER+FIX	32	9.16	9.12	7.04	10.66	9.53	9.36	7.04	11.33
LEASING EXP	30	4.42	1.84	.45	3.68				
TOTAL PAYROLL	27	1.30	1.22	.98	1.65				
TOTAL CONTRACT	34	1.69	1.49	1.08	1.99				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10484	32
AVG SQFT/RETAIL TENANT	3583	15
AVG SQFT/OFFICE WORKER	279	28
AVG % OFFICE OCCUPANCY	81.3	34
AVG % RETAIL OCCUPANCY	80.9	16
AVG $ RATE YR-END RENT	25.24	29
AVG NET PRKNG INC/STALL	1262.16	23
RENTABLE/GROSS SQFT	.86	21

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.00**	**33**	**UTILITIES TOTAL**	**2.03**	**34**	SECURITY TOTAL	.61	33	**FIXED EXP TOTAL**	**2.69**	**34**	**TOTAL PAYROLL**	**1.30**	**27**
PAYROLL	.61	11	ELECTRICAL	1.83	34	SEC PAYROLL	.17	5	REAL ESTATE TAX	2.12	34	CLEANING	.61	11
CONTRACT	.72	31	GAS	.06	26	SEC CONTRACTS	.57	32	BUILDING INS	.57	33	REPAIR/MAINT	.69	22
SUP/MAT/MISC	.09	29	FUEL OIL	.01	8	SEC OTHER	.05	15	PERS PROP TAX	.01	7	RDS/GROUNDS		
TRASH REMOVAL	.04	26	PURCH STEAM						OTHER TAX	.04	21	SECURITY	.17	5
REPR/MAINT TOTAL	**1.64**	**33**	PURCH CH WTR	.59	4	**ADMIN TOTAL**	**1.10**	**33**				ADMINISTRATIVE	.52	23
PAYROLL	.69	22	COAL			PAYROLL	.52	23	**LEASING EXPENSES**	**4.42**	**30**			
ELEVATOR	.36	28	WATER/SEWER	.07	31	MGMT FEES	.39	31	ADV/PROMOTION	.06	26	**TOTAL CONTRACTS**	**1.69**	**34**
HVAC	.27	32	**RDS/GNDS/SEC TOTAL**	**.74**	**33**	PROF FEES	.07	25	COMMISSIONS	.06	24	CLEANING	.72	31
ELECTRICAL	.09	33				GEN OFC EXP	.14	28	PROF FEES	.44	28	REPAIR/MAINT	.69	17
STRUCT/ROOF	.14	17	RDS/GNDS TOTAL	.13	30	OTHER ADM EXP	.12	22	TENANT ALTS	3.17	25	RDS/GROUNDS	.12	29
PLUMBING	.04	33	RDS/GNDS PAYRL						BUY-OUTS	.27	2	SECURITY	.57	32
FIRE/LIFE SFTY	.06	25	RDS/GNDS CONTR	.12	29				OTHER LEASING	1.53	14	ADMINISTRATIVE	.43	32
OTHER MAINT/SUP	.25	33	RDS/GNDS OTHER	.03	14									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	11 BLDS	2,083,460 SQ. FT.				2,002,924 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					23.72	24.05	17.13	27.57
RETAIL AREA	6	24.26	26.20	18.64	53.74				
OTHER AREA									
TOTAL RENT	11	23.69	22.75	17.33	26.95				
NET PARKING INC	9	1.70	1.66	1.08	2.64				
MISCELLANEOUS	10	1.01	.29	.03	.45				
TOTAL INCOME	11	27.42	25.05	18.41	33.46				
EXPENSE									
CLEANING	10	1.06	1.05	.87	1.31	1.07	1.05	.87	1.31
REPAIR-MAINT	11	1.71	1.77	1.19	2.14	1.78	1.85	1.24	2.20
UTILITIES	11	1.93	1.86	1.77	2.20	1.97	1.96	1.77	2.25
RDS/GRNDS/SEC	10	.74	.75	.59	.83	.77	.79	.61	.90
ADMINISTRATIVE	11	1.44	1.57	.96	1.80	1.50	1.57	1.09	1.89
TOTAL OPER EXP	10	7.19	6.91	6.00	9.25	7.40	6.93	6.62	9.52
FIXED EXPENSES	11	2.33	1.91	1.55	2.40	2.42	2.11	1.55	2.55
TOTAL OPER+FIX	10	9.63	10.04	8.33	11.50	9.91	10.31	8.38	12.02
LEASING EXP	11	1.76	.83	.34	2.89				
TOTAL PAYROLL	10	1.41	1.27	.45	1.92				
TOTAL CONTRACT	11	1.87	1.76	1.08	2.11				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4487	10
AVG SQFT/RETAIL TENANT	3043	6
AVG SQFT/OFFICE WORKER	255	9
AVG % OFFICE OCCUPANCY	88.3	11
AVG % RETAIL OCCUPANCY	100.0	7
AVG $ RATE YR-END RENT	24.06	11
AVG NET PRKNG INC/STALL	785.20	7
RENTABLE/GROSS SQFT	.92	9

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.08**	**10**	**UTILITIES TOTAL**	**1.93**	**11**	SECURITY TOTAL	.59	10	**FIXED EXP TOTAL**	**2.33**	**11**	**TOTAL PAYROLL**	**1.41**	**10**
PAYROLL	.75	3	ELECTRICAL	1.77	11	SEC PAYROLL	.40	3	REAL ESTATE TAX	1.80	11	CLEANING	.75	3
CONTRACT	.70	10	GAS	.08	9	SEC CONTRACTS	.53	9	BUILDING INS	.49	11	REPAIR/MAINT	.66	8
SUP/MAT/MISC	.09	9	FUEL OIL	.02	3	SEC OTHER	.02	6	PERS PROP TAX	.02	3	RDS/GROUNDS		
TRASH REMOVAL	.08	10	PURCH STEAM						OTHER TAX	.05	6	SECURITY	.40	3
REPR/MAINT TOTAL	**1.71**	**11**	PURCH CH WTR			**ADMIN TOTAL**	**1.44**	**11**				ADMINISTRATIVE	.67	8
PAYROLL	.66	8	COAL			PAYROLL	.67	8	**LEASING EXPENSES**	**1.76**	**11**			
ELEVATOR	.30	11	WATER/SEWER	.09	11	MGMT FEES	.70	11	ADV/PROMOTION	.07	9	**TOTAL CONTRACTS**	**1.87**	**11**
HVAC	.32	11	**RDS/GNDS/SEC TOTAL**	**.74**	**10**	PROF FEES	.09	7	COMMISSIONS	.16	8	CLEANING	.70	10
ELECTRICAL	.09	11				GEN OFC EXP	.14	9	PROF FEES	.49	10	REPAIR/MAINT	1.14	5
STRUCT/ROOF	.09	5	RDS/GNDS TOTAL	.19	8	OTHER ADM EXP	.16	7	TENANT ALTS	1.65	7	RDS/GROUNDS	.14	7
PLUMBING	.08	11	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.53	9
FIRE/LIFE SFTY	.08	10	RDS/GNDS CONTR	.14	7				OTHER LEASING	.16	6	ADMINISTRATIVE	.76	11
OTHER MAINT/SUP	.38	11	RDS/GNDS OTHER	.08	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Los Angeles, CA

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,420,068 SQ. FT.				1,370,360 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC	2	1.68	1.61						
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.07	.98			1.09	1.02		
REPAIR-MAINT	3	1.99	1.34			2.02	1.36		
UTILITIES	3	2.16	2.29			2.16	2.29		
RDS/GRNDS/SEC	3	1.16	1.21			1.20	1.30		
ADMINISTRATIVE	3	1.37	1.67			1.42	1.74		
TOTAL OPER EXP	3	7.74	6.85			8.03	7.14		
FIXED EXPENSES	3	2.49	2.81			2.58	2.81		
TOTAL OPER + FIX	3	10.23	9.77			10.60	10.19		
LEASING EXP									
TOTAL PAYROLL	3	1.04	1.11						
TOTAL CONTRACT	3	1.89	1.45						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12756	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	277	3
AVG % OFFICE OCCUPANCY	80.1	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.07**	**3**
PAYROLL		
CONTRACT	.84	3
SUP/MAT/MISC	.14	3
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	**1.99**	**3**
PAYROLL	.61	2
ELEVATOR	.31	3
HVAC	.41	3
ELECTRICAL	.17	3
STRUCT/ROOF	.30	3
PLUMBING	.03	3
FIRE/LIFE SFTY	.05	3
OTHER MAINT/SUP	.32	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.16**	**3**
ELECTRICAL	1.76	3
GAS	.06	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	**1.16**	**3**
RDS/GNDS TOTAL	.12	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.04	3
SEC PAYROLL		
SEC CONTRACTS	.95	3
SEC OTHER	.14	2
ADMIN TOTAL	**1.37**	**3**
PAYROLL	.62	3
MGMT FEES		
PROF FEES	.03	2
GEN OFC EXP	.25	3
OTHER ADM EXP	.15	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.49**	**3**
REAL ESTATE TAX	1.80	3
BUILDING INS	.67	3
PERS PROP TAX		
OTHER TAX	.03	2
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.04**	**3**
CLEANING		
REPAIR/MAINT	.61	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.62	3
TOTAL CONTRACTS	**1.89**	**3**
CLEANING	.84	3
REPAIR/MAINT		
RDS/GROUNDS	.10	3
SECURITY	.95	3
ADMINISTRATIVE	.53	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	5,739,996 SQ. FT.				5,650,851 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	7					23.18	22.25	18.24	30.36
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	23.03	22.14	18.54	29.37				
NET PARKING INC	6	1.37	1.56	.73	1.72				
MISCELLANEOUS	7	.40	.20	.12	.24				
TOTAL INCOME	7	25.24	24.06	20.60	30.45				
EXPENSE									
CLEANING	7	.99	1.00	.87	1.08	1.01	1.00	.89	1.09
REPAIR-MAINT	6	1.71	1.68	1.67	1.70	1.74	1.69	1.67	1.74
UTILITIES	7	1.81	1.96	1.72	2.14	1.82	1.97	1.74	2.14
RDS/GRNDS/SEC	7	.76	.60	.51	.90	.77	.60	.51	.90
ADMINISTRATIVE	7	1.12	.92	.73	1.18	1.14	.93	.76	1.19
TOTAL OPER EXP	6	6.20	6.21	5.84	6.63	6.31	6.28	5.84	6.68
FIXED EXPENSES	7	2.78	3.10	1.94	3.21	2.83	3.10	1.97	3.21
TOTAL OPER + FIX	6	8.98	8.90	8.16	9.57	9.04	8.96	8.30	10.16
LEASING EXP	5	3.21	1.42	.57	7.79				
TOTAL PAYROLL	7	1.44	1.28	1.09	1.66				
TOTAL CONTRACT	7	1.45	1.49	1.16	1.66				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14246	7
AVG SQFT/RETAIL TENANT	20099	2
AVG SQFT/OFFICE WORKER	282	5
AVG % OFFICE OCCUPANCY	79.2	7
AVG % RETAIL OCCUPANCY	85.1	2
AVG $ RATE YR-END RENT	24.63	5
AVG NET PRKNG INC/STALL	2055.82	4
RENTABLE/GROSS SQFT	.78	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.99**	**7**
PAYROLL	.80	3
CONTRACT	.65	6
SUP/MAT/MISC	.08	5
TRASH REMOVAL	.03	5
REPR/MAINT TOTAL	**1.71**	**6**
PAYROLL	.78	5
ELEVATOR	.39	6
HVAC	.31	5
ELECTRICAL	.05	6
STRUCT/ROOF	.02	2
PLUMBING	.03	6
FIRE/LIFE SFTY	.08	5
OTHER MAINT/SUP	.26	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.81**	**7**
ELECTRICAL	1.66	7
GAS	.03	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	6
RDS/GNDS/SEC TOTAL	**.76**	**7**
RDS/GNDS TOTAL	.16	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.15	7
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.60	7
SEC PAYROLL		
SEC CONTRACTS	.59	7
SEC OTHER	.01	3
ADMIN TOTAL	**1.12**	**7**
PAYROLL	.50	7
MGMT FEES	.32	7
PROF FEES	.10	5
GEN OFC EXP	.18	5
OTHER ADM EXP	.11	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.78**	**7**
REAL ESTATE TAX	2.06	7
BUILDING INS	.77	6
PERS PROP TAX	.02	3
OTHER TAX	.04	5
LEASING EXPENSES	**3.21**	**5**
ADV/PROMOTION	.08	5
COMMISSIONS	.07	4
PROF FEES	.40	5
TENANT ALTS	2.27	5
BUY-OUTS	.27	2
OTHER LEASING	.82	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.44**	**7**
CLEANING	.80	3
REPAIR/MAINT	.78	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.50	7
TOTAL CONTRACTS	**1.45**	**7**
CLEANING	.65	6
REPAIR/MAINT	.53	2
RDS/GROUNDS	.15	7
SECURITY	.59	7
ADMINISTRATIVE	.40	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Los Angeles, CA

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	100 BLDS	12,427,554 SQ. FT.				12,128,277 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	98					19.93	18.48	14.26	22.99
RETAIL AREA	15	21.86	27.24	16.27	28.49				
OTHER AREA	3	10.73	10.68						
TOTAL RENT	98	19.97	18.48	13.93	22.95				
NET PARKING INC	48	1.75	1.61	.93	2.16				
MISCELLANEOUS	73	.86	.16	.07	.72				
TOTAL INCOME	98	21.81	19.84	14.15	24.46				
EXPENSE									
CLEANING	95	.84	.84	.70	.99	.84	.84	.70	.99
REPAIR-MAINT	96	1.14	1.01	.80	1.34	1.15	1.01	.82	1.34
UTILITIES	95	1.98	2.07	1.76	2.40	2.00	2.08	1.76	2.40
RDS/GRNDS/SEC	100	.60	.50	.34	.74	.61	.50	.34	.78
ADMINISTRATIVE	99	1.24	1.05	.77	1.51	1.27	1.05	.80	1.56
TOTAL OPER EXP	94	5.80	5.84	5.13	6.65	5.94	5.89	5.22	6.78
FIXED EXPENSES	99	2.46	1.82	1.41	2.54	2.52	1.88	1.41	2.61
TOTAL OPER + FIX	93	8.29	7.77	6.71	9.03	8.50	7.86	6.71	9.19
LEASING EXP	76	1.95	1.15	.32	2.78				
TOTAL PAYROLL	85	.98	.78	.62	1.12				
TOTAL CONTRACT	92	1.37	1.30	.94	1.68				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5615	90
AVG SQFT/RETAIL TENANT	2463	17
AVG SQFT/OFFICE WORKER	260	81
AVG % OFFICE OCCUPANCY	88.4	98
AVG % RETAIL OCCUPANCY	71.4	19
AVG $ RATE YR-END RENT	24.45	84
AVG NET PRKNG INC/STALL	582.86	44
RENTABLE/GROSS SQFT	.90	70

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.83	92
PAYROLL	.53	7
CONTRACT	.69	89
SUP/MAT/MISC	.08	58
TRASH REMOVAL	.05	85
REPR/MAINT TOTAL	1.14	91
PAYROLL	.46	71
ELEVATOR	.19	86
HVAC	.22	88
ELECTRICAL	.10	63
STRUCT/ROOF	.08	34
PLUMBING	.03	61
FIRE/LIFE SFTY	.06	49
OTHER MAINT/SUP	.22	86

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.97	90
ELECTRICAL	1.81	90
GAS	.06	79
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	87
RDS/GNDS/SEC TOTAL	.61	93
RDS/GNDS TOTAL	.18	81
RDS/GNDS PAYRL	.11	2
RDS/GNDS CONTR	.12	79
RDS/GNDS OTHER	.05	57

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.49	90
SEC PAYROLL	.43	9
SEC CONTRACTS	.44	84
SEC OTHER	.02	22
ADMIN TOTAL	1.26	92
PAYROLL	.50	72
MGMT FEES	.64	85
PROF FEES	.14	47
GEN OFC EXP	.13	81
OTHER ADM EXP	.07	53

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.47	92
REAL ESTATE TAX	1.97	92
BUILDING INS	.38	92
PERS PROP TAX	.13	11
OTHER TAX	.18	47
LEASING EXPENSES	1.95	76
ADV/PROMOTION	.06	56
COMMISSIONS	.12	42
PROF FEES	.48	67
TENANT ALTS	1.69	63
BUY-OUTS		
OTHER LEASING	.10	28

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.98	85
CLEANING	.53	7
REPAIR/MAINT	.46	71
RDS/GROUNDS	.11	2
SECURITY	.43	9
ADMINISTRATIVE	.50	72
TOTAL CONTRACTS	1.37	92
CLEANING	.69	89
REPAIR/MAINT	.45	38
RDS/GROUNDS	.12	79
SECURITY	.44	84
ADMINISTRATIVE	.72	87

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	183,636 SQ. FT.				181,106 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					19.45	15.24	14.26	23.50
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	19.40	15.24	14.32	23.50				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	19.80	17.01	14.53	23.50				
EXPENSE									
CLEANING	5	1.26	1.39	.70	1.69	1.26	1.39	.70	1.69
REPAIR-MAINT	4	1.45	1.17	.62	1.98	1.47	1.23	.62	2.04
UTILITIES	5	2.30	2.19	1.33	2.85	2.30	2.19	1.33	2.85
RDS/GRNDS/SEC	5	.34	.11	.02	.68	.35	.11	.02	.71
ADMINISTRATIVE	5	1.24	.94	.75	1.69	1.26	.94	.75	1.75
TOTAL OPER EXP	4	6.71	6.41	4.09	8.30	6.82	6.70	4.09	8.58
FIXED EXPENSES	5	1.57	1.81	1.14	2.19	1.60	1.81	1.14	2.28
TOTAL OPER + FIX	4	8.17	8.08	5.59	9.92	8.31	8.46	5.59	10.29
LEASING EXP	4	.58	.26	.20	.79				
TOTAL PAYROLL	3	.47	.32						
TOTAL CONTRACT	4	1.48	.73	.02	2.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2742	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	288	5
AVG % OFFICE OCCUPANCY	86.3	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	23.49	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.16	3
PAYROLL		
CONTRACT	1.17	2
SUP/MAT/MISC		
TRASH REMOVAL	.11	3
REPR/MAINT TOTAL	1.46	3
PAYROLL		
ELEVATOR	.29	3
HVAC	.35	3
ELECTRICAL	.06	3
STRUCT/ROOF	.02	2
PLUMBING	.10	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.31	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.36	4
ELECTRICAL	1.92	4
GAS	.29	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	4
RDS/GNDS/SEC TOTAL	.28	4
RDS/GNDS TOTAL	.17	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	4
RDS/GNDS OTHER	.10	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	2
SEC PAYROLL		
SEC CONTRACTS	.23	2
SEC OTHER		
ADMIN TOTAL	1.19	4
PAYROLL		
MGMT FEES	.91	4
PROF FEES	.23	3
GEN OFC EXP	.04	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.46	4
REAL ESTATE TAX	.86	4
BUILDING INS	.57	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.58	4
ADV/PROMOTION	.19	2
COMMISSIONS		
PROF FEES	.28	3
TENANT ALTS	.53	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.47	3
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.48	4
CLEANING	1.17	2
REPAIR/MAINT	.77	2
RDS/GROUNDS	.11	4
SECURITY	.23	2
ADMINISTRATIVE	1.10	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Los Angeles, CA

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	13 BLDS	985,610 SQ. FT.				961,206 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	13					18.25	18.88	13.64	23.26
RETAIL AREA	2	7.12	11.10						
OTHER AREA									
TOTAL RENT	13	18.21	18.88	13.64	23.26				
NET PARKING INC	9	1.05	.79	.30	1.96				
MISCELLANEOUS	5	.47	.18	.05	1.29				
TOTAL INCOME	13	19.14	20.71	13.88	23.54				
EXPENSE									
CLEANING	12	.95	.91	.82	1.09	.95	.91	.82	1.09
REPAIR-MAINT	12	1.19	1.07	.85	1.34	1.19	1.08	.86	1.34
UTILITIES	12	2.09	1.80	1.71	2.54	2.09	1.80	1.71	2.54
RDS/GRNDS/SEC	13	.43	.34	.18	.52	.43	.34	.18	.52
ADMINISTRATIVE	13	1.02	.91	.33	1.35	1.03	.91	.33	1.35
TOTAL OPER EXP	12	5.76	5.63	4.75	6.56	5.77	5.66	4.75	6.56
FIXED EXPENSES	13	1.48	1.44	1.26	1.78	1.48	1.44	1.26	1.78
TOTAL OPER+FIX	12	7.19	7.17	6.03	8.11	7.20	7.22	6.03	8.11
LEASING EXP	7	1.38	1.02	.55	1.16				
TOTAL PAYROLL	8	.66	.41	.33	.80				
TOTAL CONTRACT	10	1.51	1.06	1.01	2.07				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3449	13
AVG SQFT/RETAIL TENANT	1101	2
AVG SQFT/OFFICE WORKER	261	11
AVG % OFFICE OCCUPANCY	87.2	13
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	22.88	12
AVG NET PRKNG INC/STALL	296.70	8
RENTABLE/GROSS SQFT	.92	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.89	11
PAYROLL		
CONTRACT	.78	10
SUP/MAT/MISC	.12	6
TRASH REMOVAL	.06	10
REPR/MAINT TOTAL	1.21	11
PAYROLL	.39	7
ELEVATOR	.11	11
HVAC	.25	11
ELECTRICAL	.07	10
STRUCT/ROOF	.04	5
PLUMBING	.07	10
FIRE/LIFE SFTY	.03	8
OTHER MAINT/SUP	.45	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.05	11
ELECTRICAL	1.83	11
GAS	.15	10
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	10
RDS/GNDS/SEC TOTAL	.48	11
RDS/GNDS TOTAL	.22	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	7
RDS/GNDS OTHER	.16	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.32	11
SEC PAYROLL		
SEC CONTRACTS	.37	8
SEC OTHER	.02	2
ADMIN TOTAL	1.17	11
PAYROLL	1.08	3
MGMT FEES	.65	11
PROF FEES	.07	5
GEN OFC EXP	.07	8
OTHER ADM EXP	.21	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.39	11
REAL ESTATE TAX	1.02	11
BUILDING INS	.33	11
PERS PROP TAX		
OTHER TAX	.08	6
LEASING EXPENSES	1.38	7
ADV/PROMOTION	.08	4
COMMISSIONS	.16	3
PROF FEES	.40	7
TENANT ALTS	1.36	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.88	8
CLEANING		
REPAIR/MAINT	.39	7
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	1.08	3
TOTAL CONTRACTS	1.51	10
CLEANING	.78	10
REPAIR/MAINT	.62	5
RDS/GROUNDS	.12	7
SECURITY	.37	8
ADMINISTRATIVE	.69	11

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	26 BLDS	4,324,860 SQ. FT.				4,173,935 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	24					18.92	19.15	14.90	22.49
RETAIL AREA	4	21.03	28.72	15.72	31.31				
OTHER AREA									
TOTAL RENT	24	18.84	19.16	15.18	22.45				
NET PARKING INC	15	1.71	1.80	1.27	2.15				
MISCELLANEOUS	19	.74	.23	.09	.76				
TOTAL INCOME	24	20.42	20.02	17.18	25.20				
EXPENSE									
CLEANING	26	.85	.83	.72	.98	.86	.83	.72	.98
REPAIR-MAINT	26	1.06	1.04	.82	1.14	1.08	1.04	.86	1.14
UTILITIES	26	2.06	2.16	1.66	2.38	2.12	2.20	1.66	2.38
RDS/GRNDS/SEC	26	.54	.51	.40	.74	.56	.51	.40	.79
ADMINISTRATIVE	25	1.33	1.29	.82	1.71	1.38	1.29	.89	1.71
TOTAL OPER EXP	26	5.80	5.86	5.22	6.40	6.01	5.86	5.26	6.55
FIXED EXPENSES	25	2.12	2.03	1.50	2.85	2.20	2.19	1.50	2.90
TOTAL OPER+FIX	25	7.99	7.64	6.91	8.93	8.29	7.90	6.91	9.56
LEASING EXP	19	1.81	1.20	.23	2.54				
TOTAL PAYROLL	24	1.16	.83	.65	1.45				
TOTAL CONTRACT	26	1.10	1.27	.87	1.41				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5146	19
AVG SQFT/RETAIL TENANT	5024	3
AVG SQFT/OFFICE WORKER	300	19
AVG % OFFICE OCCUPANCY	91.6	25
AVG % RETAIL OCCUPANCY	72.9	5
AVG $ RATE YR-END RENT	23.34	18
AVG NET PRKNG INC/STALL	614.55	12
RENTABLE/GROSS SQFT	.91	19

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.85	26
PAYROLL	.72	4
CONTRACT	.86	25
SUP/MAT/MISC	.09	18
TRASH REMOVAL	.05	20
REPR/MAINT TOTAL	1.06	26
PAYROLL	.48	18
ELEVATOR	.19	25
HVAC	.16	25
ELECTRICAL	.04	17
STRUCT/ROOF	.05	10
PLUMBING	.05	16
FIRE/LIFE SFTY	.09	14
OTHER MAINT/SUP	.22	25

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.09	23
ELECTRICAL	1.93	23
GAS	.08	19
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	21
RDS/GNDS/SEC TOTAL	.54	26
RDS/GNDS TOTAL	.12	21
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	20
RDS/GNDS OTHER	.06	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.47	25
SEC PAYROLL	.56	5
SEC CONTRACTS	.40	22
SEC OTHER	.02	6
ADMIN TOTAL	1.33	25
PAYROLL	.57	23
MGMT FEES	.60	22
PROF FEES	.15	12
GEN OFC EXP	.18	23
OTHER ADM EXP	.05	11

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.12	25
REAL ESTATE TAX	1.65	25
BUILDING INS	.38	25
PERS PROP TAX	.26	2
OTHER TAX	.13	11
LEASING EXPENSES	1.81	19
ADV/PROMOTION	.12	12
COMMISSIONS	.14	8
PROF FEES	.43	16
TENANT ALTS	1.96	12
BUY-OUTS		
OTHER LEASING	.04	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.16	24
CLEANING	.72	4
REPAIR/MAINT	.48	18
RDS/GROUNDS		
SECURITY	.56	5
ADMINISTRATIVE	.57	23
TOTAL CONTRACTS	1.10	26
CLEANING	.86	25
REPAIR/MAINT	.26	6
RDS/GROUNDS	.09	20
SECURITY	.40	22
ADMINISTRATIVE	.68	22

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Los Angeles, CA

SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,847,007 SQ. FT.				1,825,727 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					21.90	20.43	19.14	26.26
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	21.72	20.86	19.14	25.36				
NET PARKING INC	4	2.17	2.34	1.86	2.64				
MISCELLANEOUS	3	.84	.63						
TOTAL INCOME	5	24.02	22.82	21.96	27.58				
EXPENSE									
CLEANING	5	.81	.86	.68	.93	.81	.90	.68	.93
REPAIR-MAINT	5	1.13	.72	.69	1.96	1.14	72	.70	1.96
UTILITIES	5	2.00	1.98	1.70	2.36	2.01	2.08	1.70	2.36
RDS/GRNDS/SEC	5	.69	.57	.47	1.05	.70	60	.48	1.05
ADMINISTRATIVE	5	1.15	1.05	.93	1.49	1.17	1.05	.94	1.54
TOTAL OPER EXP	5	5.78	5.82	4.59	7.37	5.84	5.94	4.63	7.45
FIXED EXPENSES	5	3.70	3.63	3.20	4.29	3.74	3.63	3.20	4.44
TOTAL OPER + FIX	5	9.47	8.87	8.30	11.44	9.56	8.87	8.37	11.70
LEASING EXP	4	1.31	1.15	.63	2.02				
TOTAL PAYROLL	5	1.05	1.20	.64	1.58				
TOTAL CONTRACT	5	1.46	1.39	1.15	1.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9428	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	229	5
AVG % OFFICE OCCUPANCY	91.9	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	28.18	4
AVG NET PRKNG INC/STALL	683.79	4
RENTABLE/GROSS SQFT	.88	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.81	5
PAYROLL		
CONTRACT	.69	5
SUP/MAT/MISC	.07	4
TRASH REMOVAL	.03	5
REPR/MAINT TOTAL	1.13	5
PAYROLL	.61	4
ELEVATOR	.26	5
HVAC	.12	4
ELECTRICAL	.04	4
STRUCT/ROOF	.01	2
PLUMBING	.02	4
FIRE/LIFE SFTY	.07	5
OTHER MAINT/SUP	.27	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.00	5
ELECTRICAL	1.88	5
GAS	.12	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	5
RDS/GNDS/SEC TOTAL	.69	5
RDS/GNDS TOTAL	.14	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	4
RDS/GNDS OTHER	.04	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.58	5
SEC PAYROLL		
SEC CONTRACTS	.56	5
SEC OTHER	.05	2
ADMIN TOTAL	1.15	5
PAYROLL	.53	5
MGMT FEES	.42	5
PROF FEES	.10	3
GEN OFC EXP	.12	5
OTHER ADM EXP	.04	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.70	5
REAL ESTATE TAX	2.85	5
BUILDING INS	.45	5
PERS PROP TAX		
OTHER TAX	.71	3
LEASING EXPENSES	1.31	4
ADV/PROMOTION	.06	3
COMMISSIONS	.08	4
PROF FEES	.38	3
TENANT ALTS	1.25	3
BUY-OUTS		
OTHER LEASING	.01	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.05	5
CLEANING		
REPAIR/MAINT	.61	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.53	5
TOTAL CONTRACTS	1.46	5
CLEANING	.69	5
REPAIR/MAINT	.28	2
RDS/GROUNDS	.11	4
SECURITY	.56	5
ADMINISTRATIVE	.49	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Louisville, KY

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,473,777 SQ. FT.				1,352,626 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	12.85	12.29						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	12.89	12.35						
EXPENSE									
CLEANING	4	.93	.89	.82	1.04	1.00	.97	91	1.10
REPAIR-MAINT	4	1.19	1.17	.85	1.29	1.29	1.21	.87	1.49
UTILITIES	4	1.73	1.56	.88	2.16	1.76	1.59	.88	2.20
RDS/GRNDS/SEC	4	.32	.25	.13	.46	.35	.29	.16	.49
ADMINISTRATIVE	4	.86	.95	.75	1.03	.94	.99	.85	1.05
TOTAL OPER EXP	4	5.04	4.59	3.63	5.78	5.49	5.23	4.15	6.04
FIXED EXPENSES	4	.75	.77	.52	.98	.82	.88	.62	1.00
TOTAL OPER + FIX	4	5.78	5.56	4.49	6.42	6.30	6.08	5.10	6.71
LEASING EXP	2	.62	.82						
TOTAL PAYROLL	4	1.15	1.05	.69	1.87				
TOTAL CONTRACT	4	.73	.70	.35	.90				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5213	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	245	2
AVG % OFFICE OCCUPANCY	94.5	4
AVG % RETAIL OCCUPANCY	90.3	2
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.83	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.93	4
PAYROLL	.48	2
CONTRACT	.57	4
SUP/MAT/MISC	.07	4
TRASH REMOVAL	.07	4
REPR/MAINT TOTAL	1.19	4
PAYROLL	.44	4
ELEVATOR	.23	4
HVAC	.20	4
ELECTRICAL	.06	4
STRUCT/ROOF		
PLUMBING	.02	4
FIRE/LIFE SFTY	.07	4
OTHER MAINT/SUP	.17	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.73	4
ELECTRICAL	1.54	4
GAS	.06	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.15	3
RDS/GNDS/SEC TOTAL	.32	4
RDS/GNDS TOTAL	.04	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	4
SEC PAYROLL	.34	2
SEC CONTRACTS	.13	4
SEC OTHER	.03	3
ADMIN TOTAL	.86	4
PAYROLL	.36	4
MGMT FEES	.46	3
PROF FEES	.01	2
GEN OFC EXP	.12	4
OTHER ADM EXP	.10	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.75	4
REAL ESTATE TAX	.58	4
BUILDING INS	.16	4
PERS PROP TAX	.01	3
OTHER TAX		
LEASING EXPENSES	.62	2
ADV/PROMOTION	.06	2
COMMISSIONS		
PROF FEES	.05	2
TENANT ALTS	.48	2
BUY-OUTS		
OTHER LEASING	.03	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.15	4
CLEANING	.48	2
REPAIR/MAINT	.44	4
RDS/GROUNDS		
SECURITY	.34	2
ADMINISTRATIVE	.36	4
TOTAL CONTRACTS	.73	4
CLEANING	.57	4
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.13	4
ADMINISTRATIVE	.36	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Madison, WI

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	400,446 SQ. FT.				371,599 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					12.55	12.50		
RETAIL AREA	3	16.26	17.98						
OTHER AREA									
TOTAL RENT	3	12.52	12.51						
NET PARKING INC	2	1.35	1.49						
MISCELLANEOUS									
TOTAL INCOME	3	13.86	13.74						
EXPENSE									
CLEANING	2	1.44	1.29			1.47	1.33		
REPAIR-MAINT	3	1.65	1.03			1.74	1.11		
UTILITIES	3	1.86	1.63			1.90	1.77		
RDS/GRNDS/SEC	2	.88	.73			.93	.78		
ADMINISTRATIVE	2	.67	1.11			.72	1.23		
TOTAL OPER EXP	2	6.59	6.17			7.00	6.65		
FIXED EXPENSES	2	2.40	2.32			2.55	2.51		
TOTAL OPER + FIX	2	8.99	8.48			9.54	9.15		
LEASING EXP									
TOTAL PAYROLL	2	2.02	2.13						
TOTAL CONTRACT	2	.92	.66						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5576	2
AVG SQFT/RETAIL TENANT	1251	3
AVG SQFT/OFFICE WORKER	214	2
AVG % OFFICE OCCUPANCY	98.1	2
AVG % RETAIL OCCUPANCY	97.6	3
AVG $ RATE YR-END RENT	21.65	3
AVG NET PRKNG INC/STALL	903.12	2
RENTABLE/GROSS SQFT	.77	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.44**	**2**
PAYROLL	.38	2
CONTRACT	.87	2
SUP/MAT/MISC	.17	2
TRASH REMOVAL		
REPR/MAINT TOTAL	**1.72**	**2**
PAYROLL	.67	2
ELEVATOR	.14	2
HVAC	.29	2
ELECTRICAL	.15	2
STRUCT/ROOF	.17	2
PLUMBING	.06	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.23	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.88**	**2**
ELECTRICAL	1.65	2
GAS	.17	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	2
RDS/GNDS/SEC TOTAL	**.88**	**2**
RDS/GNDS TOTAL	.20	2
RDS/GNDS PAYRL	.17	2
RDS/GNDS CONTR		
RDS/GNDS OTHER	.03	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.67	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.67**	**2**
PAYROLL	.35	2
MGMT FEES		
PROF FEES	.07	2
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.40**	**2**
REAL ESTATE TAX	2.18	2
BUILDING INS	.12	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.02**	**2**
CLEANING	.38	2
REPAIR/MAINT	.67	2
RDS/GROUNDS	.17	2
SECURITY		
ADMINISTRATIVE	.35	2
TOTAL CONTRACTS	**.92**	**2**
CLEANING	.87	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.27	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	14 BLDS	1,763,228 SQ. FT.				1,708,163 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	7					10.35	10.64	8.69	12.32
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	10.13	10.64	8.69	11.84				
NET PARKING INC	2	.31	.33						
MISCELLANEOUS	7	.04	.03	.01	.10				
TOTAL INCOME	7	10.31	11.07	8.74	12.04				
EXPENSE									
CLEANING	14	1.72	1.43	.77	1.78	1.72	1.56	.77	1.78
REPAIR-MAINT	14	2.06	.55	.33	2.13	2.06	.55	.33	2.13
UTILITIES	11	1.52	1.16	1.02	1.44	1.52	1.22	1.02	1.44
RDS/GRNDS/SEC	14	.91	.42	.36	.97	.94	.42	.36	.97
ADMINISTRATIVE	14	.89	.87	.77	1.00	.92	.94	.77	1.01
TOTAL OPER EXP	11	7.17	5.23	3.53	7.18	7.41	5.40	3.53	7.18
FIXED EXPENSES	14	2.42	2.20	1.67	2.45	2.50	2.26	1.74	2.52
TOTAL OPER + FIX	11	9.62	7.32	5.30	9.65	9.93	7.32	5.62	9.65
LEASING EXP	7	.95	.88	.50	1.16				
TOTAL PAYROLL	14	3.67	.75	.20	3.89				
TOTAL CONTRACT	14	.40	.65	.28	1.22				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	41074	14
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	261	11
AVG % OFFICE OCCUPANCY	96.6	14
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.90	4
AVG NET PRKNG INC/STALL	69.94	2
RENTABLE/GROSS SQFT	.86	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.72**	**14**
PAYROLL	1.51	11
CONTRACT	.58	7
SUP/MAT/MISC	.16	14
TRASH REMOVAL	.05	14
REPR/MAINT TOTAL	**2.06**	**14**
PAYROLL	1.28	14
ELEVATOR	.03	8
HVAC	.12	14
ELECTRICAL	.22	10
STRUCT/ROOF	.12	10
PLUMBING	.11	10
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.19	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.52**	**11**
ELECTRICAL	1.37	11
GAS	.12	11
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	11
RDS/GNDS/SEC TOTAL	**.91**	**14**
RDS/GNDS TOTAL	.68	14
RDS/GNDS PAYRL	.32	7
RDS/GNDS CONTR	.04	13
RDS/GNDS OTHER	36	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	10
SEC PAYROLL	.04	7
SEC CONTRACTS	.16	10
SEC OTHER	.04	7
ADMIN TOTAL	**.89**	**14**
PAYROLL	.61	10
MGMT FEES	.54	7
PROF FEES	.02	14
GEN OFC EXP	.19	14
OTHER ADM EXP	.06	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.42**	**14**
REAL ESTATE TAX	2.34	14
BUILDING INS	.07	14
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.95**	**7**
ADV/PROMOTION	.04	7
COMMISSIONS		
PROF FEES	.26	7
TENANT ALTS	.74	6
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**3.67**	**14**
CLEANING	1.51	11
REPAIR/MAINT	1.28	14
RDS/GROUNDS	.32	7
SECURITY	.04	7
ADMINISTRATIVE	.61	10
TOTAL CONTRACTS	**.40**	**14**
CLEANING	.58	7
REPAIR/MAINT	.19	10
RDS/GROUNDS	.04	13
SECURITY	.16	10
ADMINISTRATIVE	.06	14

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Madison, WI

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	130,704 SQ. FT.				126,616 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					11.53	11.33	10.11	12.32
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	11.15	11.16	10.11	11.84				
NET PARKING INC	2	.31	.33						
MISCELLANEOUS	4	.04	.03	.01	.10				
TOTAL INCOME	4	11.40	11.50	10.35	12.04				
EXPENSE									
CLEANING	5	1.12	.84	.70	1.62	1.13	.84	.70	1.69
REPAIR-MAINT	5	.87	.35	.26	1.27	.88	.35	.27	1.27
UTILITIES	5	.99	1.03	.91	1.16	1.00	1.03	.91	1.22
RDS/GRNDS/SEC	5	.53	.39	.36	.66	.55	.40	.38	.66
ADMINISTRATIVE	5	.87	.82	.67	.97	.90	.82	.69	1.00
TOTAL OPER EXP	5	4.39	3.57	3.23	5.28	4.53	3.57	3.35	5.45
FIXED EXPENSES	5	2.03	2.01	1.67	2.23	2.10	2.01	1.74	2.33
TOTAL OPER + FIX	5	6.42	5.43	5.17	7.32	6.63	5.65	5.52	7.32
LEASING EXP	4	.92	.82	.50	1.10				
TOTAL PAYROLL	5	1.29	.22	.15	2.06				
TOTAL CONTRACT	5	.81	1.20	.49	1.35				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4630	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	211	5
AVG % OFFICE OCCUPANCY	84.1	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.90	4
AVG NET PRKNG INC/STALL	69.94	2
RENTABLE/GROSS SQFT	.85	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.12	5
PAYROLL	.56	5
CONTRACT	.58	4
SUP/MAT/MISC	.10	5
TRASH REMOVAL	.04	5
REPR/MAINT TOTAL	.87	5
PAYROLL	.32	5
ELEVATOR	.08	2
HVAC	.09	5
ELECTRICAL	.10	4
STRUCT/ROOF		
PLUMBING	.04	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.23	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	.99	5
ELECTRICAL	.83	5
GAS	.13	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	5
RDS/GNDS/SEC TOTAL	.53	5
RDS/GNDS TOTAL	.47	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.31	4
RDS/GNDS OTHER	.11	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.08	4
SEC PAYROLL		
SEC CONTRACTS	.05	4
SEC OTHER		
ADMIN TOTAL	.87	5
PAYROLL		
MGMT FEES	.61	4
PROF FEES	.07	5
GEN OFC EXP	.12	5
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.03	5
REAL ESTATE TAX	1.93	5
BUILDING INS	.10	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.92	4
ADV/PROMOTION	.02	4
COMMISSIONS		
PROF FEES	.32	4
TENANT ALTS	.70	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.29	5
CLEANING	.56	5
REPAIR/MAINT	.32	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.81	5
CLEANING	.58	4
REPAIR/MAINT	.15	5
RDS/GROUNDS	.31	4
SECURITY	.05	4
ADMINISTRATIVE	.50	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Memphis, TN

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	28 BLDS	1,303,135 SQ. FT.				1,223,771 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	27					14.85	12.08	9.97	18.17
RETAIL AREA									
OTHER AREA									
TOTAL RENT	27	13.89	12.06	9.11	18.17				
NET PARKING INC									
MISCELLANEOUS	20	.02	.02						
TOTAL INCOME	27	13.90	12.08	9.12	18.17				
EXPENSE									
CLEANING	28	.74	.77	.62	.92	.74	.77	.62	.92
REPAIR-MAINT	28	.73	.72	.42	1.00	.73	.73	.42	1.00
UTILITIES	28	1.55	1.34	1.19	1.50	1.55	1.34	1.19	1.50
RDS/GRNDS/SEC	28	.33	.36	.25	.45	.35	.37	.31	.45
ADMINISTRATIVE	28	.71	.61	.48	.73	.75	.64	.48	.87
TOTAL OPER EXP	28	4.05	4.00	3.26	4.70	4.31	4.00	3.64	4.70
FIXED EXPENSES	28	1.34	1.11	.98	1.93	1.43	1.15	.98	1.93
TOTAL OPER + FIX	28	5.39	5.19	4.25	6.50	5.74	5.19	4.33	6.50
LEASING EXP	6	1.01	.61	.42	1.04				
TOTAL PAYROLL	27	.54	.53	.22	.55				
TOTAL CONTRACT	28	.90	.95	.91	1.00				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6512	27
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	237	7
AVG % OFFICE OCCUPANCY	90.1	28
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.27	27
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.98	27

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.74	28
PAYROLL		
CONTRACT	.54	28
SUP/MAT/MISC	.15	28
TRASH REMOVAL	.04	28
REPR/MAINT TOTAL	.73	28
PAYROLL	.24	26
ELEVATOR	.12	8
HVAC	.18	28
ELECTRICAL	.03	26
STRUCT/ROOF	.02	24
PLUMBING	.02	26
FIRE/LIFE SFTY	.03	6
OTHER MAINT/SUP	.18	28

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.56	28
ELECTRICAL	1.46	28
GAS	.08	23
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	28
RDS/GNDS/SEC TOTAL	.33	28
RDS/GNDS TOTAL	.24	28
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.24	27
RDS/GNDS OTHER	.05	24

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.10	25
SEC PAYROLL		
SEC CONTRACTS	.11	24
SEC OTHER		
ADMIN TOTAL	.71	28
PAYROLL	.43	23
MGMT FEES	.32	28
PROF FEES	.03	21
GEN OFC EXP	.07	24
OTHER ADM EXP	.02	22

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.34	28
REAL ESTATE TAX	1.27	28
BUILDING INS	.08	26
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.01	6
ADV/PROMOTION	.03	5
COMMISSIONS	.02	3
PROF FEES	.27	2
TENANT ALTS	.78	4
BUY-OUTS		
OTHER LEASING	.31	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.54	27
CLEANING		
REPAIR/MAINT	.24	26
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.43	23
TOTAL CONTRACTS	.90	28
CLEANING	.54	28
REPAIR/MAINT	.26	3
RDS/GROUNDS	.24	27
SECURITY	.11	24
ADMINISTRATIVE	.33	28

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Memphis, TN

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	811,917 SQ. FT.				800,316 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					16.26	18.10	9.59	19.11
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	16.04	18.10	9.17	19.11				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	16.04	18.10	9.17	19.11				
EXPENSE									
CLEANING	5	.77	.74	.55	.94	.77	.74	.55	.94
REPAIR-MAINT	5	.77	.77	.36	1.06	.78	.83	.36	1.06
UTILITIES	5	1.34	1.36	1.16	1.48	1.34	1.36	1.16	1.48
RDS/GRNDS/SEC	5	.34	.32	.20	.44	.34	.35	.20	.44
ADMINISTRATIVE	5	.80	.73	.58	1.22	.82	.73	.58	1.29
TOTAL OPER EXP	5	4.03	4.23	3.14	4.71	4.09	4.23	3.18	4.90
FIXED EXPENSES	5	1.59	1.19	.98	2.10	1.62	1.23	1.02	2.10
TOTAL OPER+FIX	5	5.62	5.69	4.22	6.56	5.70	6.16	4.29	6.56
LEASING EXP	3	1.16	1.04						
TOTAL PAYROLL	5	.58	.54	.31	1.03				
TOTAL CONTRACT	5	.93	.94	.89	.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6813	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	236	4
AVG % OFFICE OCCUPANCY	92.8	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.78	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.98	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.77	5
PAYROLL		
CONTRACT	.56	5
SUP/MAT/MISC	.17	5
TRASH REMOVAL	.04	5
REPR/MAINT TOTAL	.77	5
PAYROLL	.24	4
ELEVATOR	.12	5
HVAC	.22	5
ELECTRICAL	.03	4
STRUCT/ROOF	.01	2
PLUMBING	.02	4
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.17	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.34	5
ELECTRICAL	1.27	5
GAS	.06	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	5
RDS/GNDS/SEC TOTAL	.34	5
RDS/GNDS TOTAL	.21	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.23	4
RDS/GNDS OTHER	.04	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.13	5
SEC PAYROLL		
SEC CONTRACTS	.15	4
SEC OTHER		
ADMIN TOTAL	.80	5
PAYROLL	.47	4
MGMT FEES	.32	5
PROF FEES		
GEN OFC EXP	.09	4
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.59	5
REAL ESTATE TAX	1.53	5
BUILDING INS	.07	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.16	3
ADV/PROMOTION	.02	3
COMMISSIONS	.02	2
PROF FEES	.27	2
TENANT ALTS	.86	2
BUY-OUTS		
OTHER LEASING	.35	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.58	5
CLEANING		
REPAIR/MAINT	.24	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.47	4
TOTAL CONTRACTS	.93	5
CLEANING	.56	5
REPAIR/MAINT	.20	2
RDS/GROUNDS	.23	4
SECURITY	.15	4
ADMINISTRATIVE	.34	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Miami, FL

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	18 BLDS	4,898,189 SQ. FT.				4,786,652 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	16					19.34	18.07	12.89	19.78
RETAIL AREA	7	11.66	9.59	4.55	14.77				
OTHER AREA									
TOTAL RENT	17	19.29	15.50	13.81	20.21				
NET PARKING INC	13	1.29	1.11	.59	1.43				
MISCELLANEOUS	11	.13	.15	.09	.19				
TOTAL INCOME	17	20.52	16.57	14.06	22.01				
EXPENSE									
CLEANING	18	.65	.72	.54	.91	.66	.80	.55	.93
REPAIR-MAINT	18	1.28	1.16	1.02	1.76	1.31	1.19	1.08	1.78
UTILITIES	18	1.72	1.84	1.26	2.11	1.74	1.84	1.27	2.12
RDS/GRNDS/SEC	18	.56	.56	.46	.79	.57	.58	.49	.79
ADMINISTRATIVE	17	1.26	1.18	1.02	1.30	1.29	1.23	1.03	1.39
TOTAL OPER EXP	18	5.44	5.65	4.84	6.73	5.56	5.90	4.98	6.93
FIXED EXPENSES	17	4.26	3.89	2.62	4.71	4.36	3.92	2.83	4.79
TOTAL OPER+FIX	17	9.70	9.06	7.91	11.37	9.93	10.14	8.68	11.37
LEASING EXP	12	1.85	1.42	.83	3.20				
TOTAL PAYROLL	17	1.23	1.06	.95	1.46				
TOTAL CONTRACT	18	.89	.97	.62	1.41				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7904	17
AVG SQFT/RETAIL TENANT	2270	8
AVG SQFT/OFFICE WORKER	251	13
AVG % OFFICE OCCUPANCY	79.0	17
AVG % RETAIL OCCUPANCY	60.8	8
AVG $ RATE YR-END RENT	20.82	14
AVG NET PRKNG INC/STALL	649.37	12
RENTABLE/GROSS SQFT	.91	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.65	18
PAYROLL	.44	4
CONTRACT	.55	15
SUP/MAT/MISC	.06	16
TRASH REMOVAL	.07	17
REPR/MAINT TOTAL	1.28	18
PAYROLL	.49	13
ELEVATOR	.28	18
HVAC	.17	16
ELECTRICAL	.07	17
STRUCT/ROOF	.03	12
PLUMBING	.01	15
FIRE/LIFE SFTY	.02	11
OTHER MAINT/SUP	.28	18

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.72	18
ELECTRICAL	1.65	18
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	18
RDS/GNDS/SEC TOTAL	.56	18
RDS/GNDS TOTAL	.12	17
RDS/GNDS PAYRL	.06	4
RDS/GNDS CONTR	.08	12
RDS/GNDS OTHER	.06	13

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.48	15
SEC PAYROLL	.30	8
SEC CONTRACTS	.48	10
SEC OTHER	.02	4
ADMIN TOTAL	1.26	17
PAYROLL	.46	15
MGMT FEES	.51	16
PROF FEES	.11	15
GEN OFC EXP	.14	14
OTHER ADM EXP	.13	15

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.26	17
REAL ESTATE TAX	3.83	17
BUILDING INS	.17	18
PERS PROP TAX	.08	13
OTHER TAX	.45	6
LEASING EXPENSES	1.85	12
ADV/PROMOTION	.11	11
COMMISSIONS	.06	5
PROF FEES	.25	11
TENANT ALTS	1.67	9
BUY-OUTS		
OTHER LEASING	.39	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.23	17
CLEANING	.44	4
REPAIR/MAINT	.49	13
RDS/GROUNDS	.06	4
SECURITY	.30	8
ADMINISTRATIVE	.46	15
TOTAL CONTRACTS	.89	18
CLEANING	.55	15
REPAIR/MAINT	.49	6
RDS/GROUNDS	.08	12
SECURITY	.48	10
ADMINISTRATIVE	.59	17

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Miami, FL

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,553,401 SQ. FT.				1,503,232 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					13.74	13.71	9.78	15.54
RETAIL AREA	3	23.56	17.98						
OTHER AREA									
TOTAL RENT	8	13.94	13.98	10.57	15.75				
NET PARKING INC	5	.67	.48	.17	1.06				
MISCELLANEOUS	5	.14	.15	.03	.20				
TOTAL INCOME	8	14.53	14.24	11.10	15.83				
EXPENSE									
CLEANING	9	.68	.78	.51	.88	.70	.82	.51	.93
REPAIR-MAINT	9	1.41	1.12	.99	1.90	1.45	1.28	1.01	1.90
UTILITIES	9	1.60	1.71	1.20	2.22	1.62	1.74	1.26	2.22
RDS/GRNDS/SEC	9	.63	.59	.46	.91	.65	.64	.50	.91
ADMINISTRATIVE	8	1.44	1.19	1.05	2.09	1.50	1.31	1.07	2.16
TOTAL OPER EXP	9	5.65	5.98	4.71	7.30	5.83	6.53	4.89	7.78
FIXED EXPENSES	8	3.28	2.99	2.34	3.92	3.40	3.02	2.73	3.92
TOTAL OPER + FIX	8	8.95	8.88	7.52	11.12	9.28	10.04	8.06	11.12
LEASING EXP	7	2.49	1.26	.53	3.12				
TOTAL PAYROLL	8	1.49	1.26	.87	1.93				
TOTAL CONTRACT	9	.94	1.18	.52	1.41				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4600	8
AVG SQFT/RETAIL TENANT	2609	4
AVG SQFT/OFFICE WORKER	258	7
AVG % OFFICE OCCUPANCY	75.3	8
AVG % RETAIL OCCUPANCY	92.0	4
AVG $ RATE YR-END RENT	16.66	7
AVG NET PRKNG INC/STALL	298.06	5
RENTABLE/GROSS SQFT	.90	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.68**	**9**
PAYROLL	.65	2
CONTRACT	.47	8
SUP/MAT/MISC	.06	7
TRASH REMOVAL	.08	9
REPR/MAINT TOTAL	**1.41**	**9**
PAYROLL	.51	7
ELEVATOR	.24	9
HVAC	.29	8
ELECTRICAL	.10	8
STRUCT/ROOF	.03	8
PLUMBING	.01	8
FIRE/LIFE SFTY	.03	5
OTHER MAINT/SUP	.33	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.60**	**9**
ELECTRICAL	1.52	9
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	9
RDS/GNDS/SEC TOTAL	**.63**	**9**
RDS/GNDS TOTAL	.17	8
RDS/GNDS PAYRL	.08	3
RDS/GNDS CONTR	.09	5
RDS/GNDS OTHER	.07	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.52	8
SEC PAYROLL	.23	5
SEC CONTRACTS	.46	6
SEC OTHER	.04	2
ADMIN TOTAL	**1.45**	**8**
PAYROLL	.70	7
MGMT FEES	.47	7
PROF FEES	.08	7
GEN OFC EXP	.20	8
OTHER ADM EXP	.17	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.28**	**8**
REAL ESTATE TAX	2.97	8
BUILDING INS	.20	9
PERS PROP TAX	.09	7
OTHER TAX	.03	3
LEASING EXPENSES	**2.49**	**7**
ADV/PROMOTION	.13	6
COMMISSIONS	.13	2
PROF FEES	.31	6
TENANT ALTS	2.82	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.49**	**8**
CLEANING	.65	2
REPAIR/MAINT	.51	7
RDS/GROUNDS	.08	3
SECURITY	.23	5
ADMINISTRATIVE	.70	7
TOTAL CONTRACTS	**.94**	**9**
CLEANING	.47	8
REPAIR/MAINT	.70	3
RDS/GROUNDS	.09	5
SECURITY	.46	6
ADMINISTRATIVE	.49	8

***TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.**

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DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,288,552 SQ. FT.				1,245,943 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					17.57	16.44		
RETAIL AREA	2	6.59	6.71						
OTHER AREA									
TOTAL RENT	3	17.86	16.56						
NET PARKING INC	3	1.95	1.46						
MISCELLANEOUS	3	.13	.14						
TOTAL INCOME	3	19.94	20.19						
EXPENSE									
CLEANING	3	.73	.72			.75	.74		
REPAIR-MAINT	3	1.39	1.38			1.41	1.36		
UTILITIES	3	1.99	2.00			2.02	2.06		
RDS/GRNDS/SEC	3	.53	.56			.54	.58		
ADMINISTRATIVE	3	1.10	1.07			1.12	1.07		
TOTAL OPER EXP	3	5.73	5.65			5.83	5.82		
FIXED EXPENSES	3	5.37	5.16			5.47	5.16		
TOTAL OPER + FIX	3	11.10	11.32			11.30	11.32		
LEASING EXP	3	2.94	2.92						
TOTAL PAYROLL	3	1.26	1.31						
TOTAL CONTRACT	3	1.17	.83						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8781	3
AVG SQFT/RETAIL TENANT	1185	2
AVG SQFT/OFFICE WORKER	315	2
AVG % OFFICE OCCUPANCY	80.3	3
AVG % RETAIL OCCUPANCY	52.4	2
AVG $ RATE YR-END RENT	24.00	2
AVG NET PRKNG INC/STALL	1075.60	3
RENTABLE/GROSS SQFT	.88	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.73**	**3**
PAYROLL		
CONTRACT	.65	3
SUP/MAT/MISC	.03	3
TRASH REMOVAL	.07	2
REPR/MAINT TOTAL	**1.39**	**3**
PAYROLL	.67	3
ELEVATOR	.25	3
HVAC	.14	3
ELECTRICAL	.07	3
STRUCT/ROOF	.06	2
PLUMBING	.01	3
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.20	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.99**	**3**
ELECTRICAL	1.92	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	**.53**	**3**
RDS/GNDS TOTAL	.07	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	3
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.46	3
SEC PAYROLL	.32	2
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**1.10**	**3**
PAYROLL	.37	3
MGMT FEES	.42	3
PROF FEES	.13	3
GEN OFC EXP	.08	3
OTHER ADM EXP	.07	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**5.37**	**3**
REAL ESTATE TAX	4.39	3
BUILDING INS	.17	3
PERS PROP TAX	.08	3
OTHER TAX	1.10	2
LEASING EXPENSES	**2.94**	**3**
ADV/PROMOTION	.21	3
COMMISSIONS	.09	2
PROF FEES	.32	3
TENANT ALTS	2.28	3
BUY-OUTS		
OTHER LEASING	.12	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.26**	**3**
CLEANING		
REPAIR/MAINT	.67	3
RDS/GROUNDS		
SECURITY	.32	2
ADMINISTRATIVE	.37	3
TOTAL CONTRACTS	**1.17**	**3**
CLEANING	.65	3
REPAIR/MAINT	.31	2
RDS/GROUNDS	.07	3
SECURITY		
ADMINISTRATIVE	.55	3

***TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.**

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Miami, FL

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	29 BLDS	3,535,517 SQ. FT.				3,525,517 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	26					14.73	14.59	10.83	17.37
RETAIL AREA									
OTHER AREA									
TOTAL RENT	26	14.74	14.59	10.83	17.37				
NET PARKING INC	5	.28	.18	.10	.46				
MISCELLANEOUS	19	.58	.26	.06	.43				
TOTAL INCOME	26	15.30	15.56	11.06	17.84				
EXPENSE									
CLEANING	21	.86	.80	.77	.96	.87	.89	.77	.96
REPAIR-MAINT	29	1.29	.92	.77	1.05	1.29	.94	.77	1.05
UTILITIES	21	2.09	1.79	1.49	2.00	2.10	1.79	1.49	2.00
RDS/GRNDS/SEC	29	.82	.40	.30	.55	.82	.40	.30	.55
ADMINISTRATIVE	27	.76	1.15	.66	1.36	.76	1.15	.67	1.36
TOTAL OPER EXP	21	5.93	5.09	4.65	5.94	5.95	5.09	4.65	5.94
FIXED EXPENSES	29	2.44	2.35	2.13	3.08	2.44	2.35	2.13	3.14
TOTAL OPER + FIX	21	8.50	7.58	6.82	8.36	8.52	7.58	6.82	8.42
LEASING EXP	22	1.95	1.53	.29	2.78				
TOTAL PAYROLL	27	1.06	.75	.64	1.37				
TOTAL CONTRACT	27	1.72	1.16	.90	1.40				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4097	26
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	203	7
AVG % OFFICE OCCUPANCY	84.9	26
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.82	15
AVG NET PRKNG INC/STALL	79.79	5
RENTABLE/GROSS SQFT	.95	19

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.87**	**19**
PAYROLL	.09	2
CONTRACT	.71	19
SUP/MAT/MISC	.09	14
TRASH REMOVAL	.08	19
REPR/MAINT TOTAL	**1.29**	**27**
PAYROLL	.44	27
ELEVATOR	.11	27
HVAC	.17	27
ELECTRICAL	.30	25
STRUCT/ROOF	.12	17
PLUMBING	.02	25
FIRE/LIFE SFTY	.02	21
OTHER MAINT/SUP	.16	27

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.10**	**19**
ELECTRICAL	2.03	19
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	19
RDS/GNDS/SEC TOTAL	**.84**	**27**
RDS/GNDS TOTAL	.19	26
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.17	25
RDS/GNDS OTHER	.10	13

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.67	25
SEC PAYROLL	.43	14
SEC CONTRACTS	.41	24
SEC OTHER	.05	4
ADMIN TOTAL	**.76**	**27**
PAYROLL	.37	24
MGMT FEES	.41	23
PROF FEES	.07	19
GEN OFC EXP	.11	13
OTHER ADM EXP	.12	21

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.44**	**29**
REAL ESTATE TAX	2.06	29
BUILDING INS	.16	29
PERS PROP TAX	.28	12
OTHER TAX	.02	13
LEASING EXPENSES	**1.95**	**22**
ADV/PROMOTION	.06	20
COMMISSIONS	.81	2
PROF FEES	.74	16
TENANT ALTS	2.23	15
BUY-OUTS		
OTHER LEASING	.05	12

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.06**	**27**
CLEANING	.09	2
REPAIR/MAINT	.44	27
RDS/GROUNDS		
SECURITY	.43	14
ADMINISTRATIVE	.37	24
TOTAL CONTRACTS	**1.72**	**27**
CLEANING	.71	19
REPAIR/MAINT	.95	7
RDS/GROUNDS	.17	25
SECURITY	.41	24
ADMINISTRATIVE	.43	24

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	649,936 SQ. FT.				649,936 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	9					18.19	16.96	13.94	21.90
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	18.19	16.96	13.94	21.90				
NET PARKING INC									
MISCELLANEOUS	7	.34	.38	.26	.43				
TOTAL INCOME	9	18.47	17.44	14.13	22.08				
EXPENSE									
CLEANING	9	.95	.93	.89	1.02	.95	.93	.89	1.02
REPAIR-MAINT	9	.99	.77	.69	1.04	.99	.77	.69	1.04
UTILITIES	9	1.74	1.90	1.27	1.96	1.74	1.90	1.27	1.96
RDS/GRNDS/SEC	9	.49	.42	.33	.64	.49	.42	.33	.64
ADMINISTRATIVE	8	1.51	1.36	1.26	1.62	1.51	1.36	1.26	1.62
TOTAL OPER EXP	9	5.55	5.22	4.86	5.97	5.55	5.22	4.86	5.97
FIXED EXPENSES	9	2.75	2.36	2.16	3.57	2.75	2.36	2.16	3.57
TOTAL OPER + FIX	9	8.30	8.07	7.22	8.92	8.30	8.07	7.22	8.92
LEASING EXP	7	1.95	2.69	1.76	2.80				
TOTAL PAYROLL	9	1.10	.64	.64	1.64				
TOTAL CONTRACT	9	1.36	1.26	1.11	1.44				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2609	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	95.1	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	19.49	6
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.91	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.95**	**9**
PAYROLL		
CONTRACT	.81	9
SUP/MAT/MISC	.04	7
TRASH REMOVAL	.09	9
REPR/MAINT TOTAL	**.99**	**9**
PAYROLL	.46	9
ELEVATOR	.11	9
HVAC	.14	9
ELECTRICAL	.03	9
STRUCT/ROOF	.01	2
PLUMBING	.01	9
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.22	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.74**	**9**
ELECTRICAL	1.64	9
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	9
RDS/GNDS/SEC TOTAL	**.49**	**9**
RDS/GNDS TOTAL	.26	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.25	8
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	8
SEC PAYROLL	.29	2
SEC CONTRACTS	.23	7
SEC OTHER		
ADMIN TOTAL	**1.51**	**8**
PAYROLL	.58	8
MGMT FEES	.67	8
PROF FEES	.04	3
GEN OFC EXP	.18	3
OTHER ADM EXP	.19	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.75**	**9**
REAL ESTATE TAX	2.47	9
BUILDING INS	.20	9
PERS PROP TAX	.15	4
OTHER TAX		
LEASING EXPENSES	**1.95**	**7**
ADV/PROMOTION	.07	6
COMMISSIONS	.81	2
PROF FEES	.42	6
TENANT ALTS	1.82	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.10**	**9**
CLEANING		
REPAIR/MAINT	.46	9
RDS/GROUNDS		
SECURITY	.29	2
ADMINISTRATIVE	.58	8
TOTAL CONTRACTS	**1.36**	**9**
CLEANING	.81	9
REPAIR/MAINT	.66	2
RDS/GROUNDS	.25	8
SECURITY	.23	7
ADMINISTRATIVE	.69	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Miami, FL

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	829,104 SQ. FT.				829,104 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					11.61	10.35	9.70	13.09
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	11.61	10.35	9.70	13.09				
NET PARKING INC	4	.16	.17	.10	.25				
MISCELLANEOUS	4	.06	.05	.04	.09				
TOTAL INCOME	4	11.82	10.70	9.98	13.31				
EXPENSE									
CLEANING	4	.78	.76	.70	.82	.78	.76	.70	.82
REPAIR-MAINT	4	.93	.93	.91	.96	.93	.93	.91	.96
UTILITIES	4	1.43	1.54	1.27	1.61	1.43	1.54	1.27	1.61
RDS/GRNDS/SEC	4	.57	.55	.42	.70	.57	.55	.42	.70
ADMINISTRATIVE	4	.91	1.08	.67	1.20	.91	1.08	.67	1.20
TOTAL OPER EXP	4	4.62	4.66	4.16	5.09	4.62	4.66	4.16	5.09
FIXED EXPENSES	4	2.08	2.05	1.78	2.29	2.08	2.05	1.78	2.29
TOTAL OPER+FIX	4	6.70	6.72	6.13	7.20	6.70	6.72	6.13	7.20
LEASING EXP	3	3.38	.61						
TOTAL PAYROLL	4	.85	.86	.72	.95				
TOTAL CONTRACT	4	1.09	1.13	.89	1.27				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8087	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	233	4
AVG % OFFICE OCCUPANCY	84.4	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.22	4
AVG NET PRKNG INC/STALL	47.04	4
RENTABLE/GROSS SQFT	.95	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.78	4
PAYROLL		
CONTRACT	.56	4
SUP/MAT/MISC	.14	3
TRASH REMOVAL	.07	4
REPR/MAINT TOTAL	.93	4
PAYROLL	.35	4
ELEVATOR	.15	4
HVAC	.16	4
ELECTRICAL	.05	3
STRUCT/ROOF	.06	3
PLUMBING	.03	3
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.13	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.43	4
ELECTRICAL	1.36	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	.57	4
RDS/GNDS TOTAL	.20	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	4
RDS/GNDS OTHER	.13	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	4
SEC PAYROLL		
SEC CONTRACTS	.35	4
SEC OTHER		
ADMIN TOTAL	.91	4
PAYROLL	.45	4
MGMT FEES	.27	3
PROF FEES	.05	4
GEN OFC EXP	.13	4
OTHER ADM EXP	.10	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.08	4
REAL ESTATE TAX	1.92	4
BUILDING INS	.15	4
PERS PROP TAX	.02	3
OTHER TAX		
LEASING EXPENSES	3.38	3
ADV/PROMOTION	.08	3
COMMISSIONS		
PROF FEES	1.13	2
TENANT ALTS	3.01	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.85	4
CLEANING		
REPAIR/MAINT	.35	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.45	4
TOTAL CONTRACTS	1.09	4
CLEANING	.56	4
REPAIR/MAINT		
RDS/GROUNDS	.12	4
SECURITY	.35	4
ADMINISTRATIVE	.25	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Midland, TX

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	970,890 SQ. FT.				970,890 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					7.07	7.72	6.64	7.87
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	7.07	7.72	6.64	7.87				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	7.21	7.73	6.83	7.89				
EXPENSE									
CLEANING	4	.59	.59	.55	.62	.59	.59	.55	.62
REPAIR-MAINT	4	.75	.73	.61	.88	.75	.73	.61	.88
UTILITIES	4	1.42	1.33	1.23	1.55	1.42	1.33	1.23	1.55
RDS/GRNDS/SEC	4	.29	.27	.23	.36	.29	.27	.23	.36
ADMINISTRATIVE	4	.81	.76	.72	.91	.81	.76	.72	.91
TOTAL OPER EXP	4	3.86	3.87	3.50	4.15	3.86	3.87	3.50	4.15
FIXED EXPENSES	4	.72	.67	.59	.90	.72	.67	.59	.90
TOTAL OPER+FIX	4	4.58	4.49	4.17	4.97	4.58	4.49	4.17	4.97
LEASING EXP	3	.68	.09						
TOTAL PAYROLL	4	.64	.55	.53	.70				
TOTAL CONTRACT	4	.74	.80	.59	.84				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4930	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	66.7	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.00	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.58	3
PAYROLL		
CONTRACT	.57	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	.75	4
PAYROLL	.26	3
ELEVATOR	.18	4
HVAC	.13	4
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.34	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.47	3
ELECTRICAL	1.32	3
GAS	.07	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.29	4
RDS/GNDS TOTAL	.06	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	4
SEC PAYROLL		
SEC CONTRACTS	.23	4
SEC OTHER		
ADMIN TOTAL	.81	4
PAYROLL	.44	4
MGMT FEES	.21	4
PROF FEES		
GEN OFC EXP	.10	4
OTHER ADM EXP	.04	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.72	4
REAL ESTATE TAX	.62	4
BUILDING INS	.10	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.68	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.02	2
TENANT ALTS	.67	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.64	4
CLEANING		
REPAIR/MAINT	.26	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.44	4
TOTAL CONTRACTS	.74	4
CLEANING	.57	3
REPAIR/MAINT		
RDS/GROUNDS	.06	3
SECURITY	.23	4
ADMINISTRATIVE	.21	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Midland, TX

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	641,712 SQ. FT.				641,712 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					7.77	7.85		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	7.77	7.85						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	7.78	7.88						
EXPENSE									
CLEANING	3	.57	.56			.57	.56		
REPAIR-MAINT	3	.71	.65			.71	.65		
UTILITIES	3	1.28	1.25			1.28	1.25		
RDS/GRNDS/SEC	3	.31	.30			.31	.30		
ADMINISTRATIVE	3	.82	.73			.82	.73		
TOTAL OPER EXP	3	3.70	3.61			3.70	3.61		
FIXED EXPENSES	3	.81	.69			.81	.69		
TOTAL OPER+FIX	3	4.51	4.26			4.51	4.26		
LEASING EXP	3	.68	.09						
TOTAL PAYROLL	3	.54	.54						
TOTAL CONTRACT	3	.68	.77						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	71.6	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.24	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.94	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.55	2
PAYROLL		
CONTRACT	.55	2
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	.71	3
PAYROLL	.21	2
ELEVATOR	.12	3
HVAC	.11	3
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.34	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.30	2
ELECTRICAL	1.17	2
GAS	.08	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	2
RDS/GNDS/SEC TOTAL	.31	3
RDS/GNDS TOTAL	.10	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	3
SEC PAYROLL		
SEC CONTRACTS	.24	3
SEC OTHER		
ADMIN TOTAL	.82	3
PAYROLL	.39	3
MGMT FEES	.25	3
PROF FEES		
GEN OFC EXP	.14	3
OTHER ADM EXP	.06	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.81	3
REAL ESTATE TAX	.75	3
BUILDING INS	.06	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.68	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.02	2
TENANT ALTS	.97	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.54	3
CLEANING		
REPAIR/MAINT	.21	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.39	3
TOTAL CONTRACTS	.68	3
CLEANING	.55	2
REPAIR/MAINT		
RDS/GROUNDS	.10	2
SECURITY	.24	3
ADMINISTRATIVE	.25	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Milwaukee, WI

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	16 BLDS	4,993,015 SQ. FT.				4,443,629 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	14					17.25	11.48	7.64	17.30
RETAIL AREA	11	9.86	10.43	6.84	11.85				
OTHER AREA	3	1.67	2.41						
TOTAL RENT	14	16.61	11.23	7.17	16.71				
NET PARKING INC	9	1.22	1.38	.81	1.51				
MISCELLANEOUS	13	.41	.42	.22	.72				
TOTAL INCOME	14	17.84	12.30	8.24	17.30				
EXPENSE									
CLEANING	16	1.03	.79	.66	.97	1.06	.79	.71	1.01
REPAIR-MAINT	16	1.04	.95	.78	1.08	1.08	1.00	.82	1.12
UTILITIES	16	1.37	1.31	1.06	1.55	1.39	1.31	1.07	1.56
RDS/GRNDS/SEC	16	.55	.38	.22	.63	.58	.41	.25	.68
ADMINISTRATIVE	15	1.07	.59	.35	1.11	1.13	.59	.42	1.26
TOTAL OPER EXP	15	5.06	4.34	3.42	5.34	5.34	4.60	3.88	5.63
FIXED EXPENSES	16	3.24	2.23	1.31	3.02	3.42	2.23	1.50	3.19
TOTAL OPER+FIX	16	8.30	6.58	5.06	8.29	8.76	6.58	5.62	8.69
LEASING EXP	13	1.14	.73	.24	1.10				
TOTAL PAYROLL	16	.83	.57	.37	.82				
TOTAL CONTRACT	16	1.51	.90	.81	1.57				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9173	13
AVG SQFT/RETAIL TENANT	2608	12
AVG SQFT/OFFICE WORKER	289	13
AVG % OFFICE OCCUPANCY	87.1	14
AVG % RETAIL OCCUPANCY	82.1	12
AVG $ RATE YR-END RENT	15.91	12
AVG NET PRKNG INC/STALL	944.77	9
RENTABLE/GROSS SQFT	.83	13

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.03	16
PAYROLL	.06	5
CONTRACT	.88	16
SUP/MAT/MISC	.09	16
TRASH REMOVAL	.05	15
REPR/MAINT TOTAL	1.04	16
PAYROLL	.34	13
ELEVATOR	.18	16
HVAC	.20	16
ELECTRICAL	.06	16
STRUCT/ROOF	.08	12
PLUMBING	.03	15
FIRE/LIFE SFTY	.03	9
OTHER MAINT/SUP	.32	15

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.37	16
ELECTRICAL	1.03	16
GAS	.01	6
FUEL OIL		
PURCH STEAM	.32	13
PURCH CH WTR	.11	2
COAL		
WATER/SEWER	.06	16
RDS/GNDS/SEC TOTAL	.55	16
RDS/GNDS TOTAL	.12	14
RDS/GNDS PAYRL	.06	2
RDS/GNDS CONTR	.13	9
RDS/GNDS OTHER	.04	12

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.47	15
SEC PAYROLL	.24	7
SEC CONTRACTS	.36	14
SEC OTHER	.07	8
ADMIN TOTAL	1.07	16
PAYROLL	.43	9
MGMT FEES	.65	11
PROF FEES	.11	14
GEN OFC EXP	.13	14
OTHER ADM EXP	.13	11

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.24	16
REAL ESTATE TAX	3.06	16
BUILDING INS	.14	16
PERS PROP TAX	.04	7
OTHER TAX		
LEASING EXPENSES	1.14	13
ADV/PROMOTION	.06	12
COMMISSIONS	.23	7
PROF FEES	.29	12
TENANT ALTS	.69	11
BUY-OUTS		
OTHER LEASING	.02	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.83	16
CLEANING	.06	5
REPAIR/MAINT	.34	13
RDS/GROUNDS	.06	2
SECURITY	.24	7
ADMINISTRATIVE	.43	9
TOTAL CONTRACTS	1.51	16
CLEANING	.88	16
REPAIR/MAINT	.46	10
RDS/GROUNDS	.13	9
SECURITY	.36	14
ADMINISTRATIVE	.61	14

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Milwaukee, WI

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,160,167 SQ. FT.				1,042,565 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					8.48	7.64	5.22	11.05
RETAIL AREA	5	12.69	11.85	7.72	14.55				
OTHER AREA	2	1.55	1.67						
TOTAL RENT	6	8.25	7.17	5.87	10.79				
NET PARKING INC	2	1.07	1.11						
MISCELLANEOUS	5	.39	.42	.11	.72				
TOTAL INCOME	6	9.06	8.24	6.35	11.90				
EXPENSE									
CLEANING	7	.73	.63	.61	.82	.76	.74	.65	.85
REPAIR-MAINT	7	1.05	.84	.67	1.25	1.09	.95	.71	1.34
UTILITIES	7	1.34	1.40	1.06	1.55	1.36	1.42	1.07	1.55
RDS/GRNDS/SEC	7	.42	.24	.19	.63	.47	.25	.23	.68
ADMINISTRATIVE	7	.54	.35	.32	.79	.60	.46	.34	.87
TOTAL OPER EXP	7	4.07	3.47	3.02	5.01	4.53	4.17	3.56	5.22
FIXED EXPENSES	7	1.55	.97	.84	2.23	1.72	1.16	1.00	2.23
TOTAL OPER + FIX	7	5.62	4.29	3.92	7.43	6.25	5.11	4.66	7.46
LEASING EXP	5	.59	.42	.23	.84				
TOTAL PAYROLL	7	.58	.42	.29	.94				
TOTAL CONTRACT	7	1.03	.99	.81	1.00				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2719	5
AVG SQFT/RETAIL TENANT	2161	5
AVG SQFT/OFFICE WORKER	269	5
AVG % OFFICE OCCUPANCY	71.6	6
AVG % RETAIL OCCUPANCY	98.7	5
AVG $ RATE YR-END RENT	11.02	4
AVG NET PRKNG INC/STALL	547.58	2
RENTABLE/GROSS SQFT	.86	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	7
PAYROLL	.06	2
CONTRACT	.64	7
SUP/MAT/MISC	.04	7
TRASH REMOVAL	.03	7
REPR/MAINT TOTAL	1.05	7
PAYROLL	.37	7
ELEVATOR	.19	7
HVAC	.09	7
ELECTRICAL	.04	7
STRUCT/ROOF	.04	5
PLUMBING	.03	7
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.27	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.34	7
ELECTRICAL	.90	7
GAS		
FUEL OIL		
PURCH STEAM	.33	7
PURCH CH WTR		
COAL		
WATER/SEWER	.10	7
RDS/GNDS/SEC TOTAL	.42	7
RDS/GNDS TOTAL	.06	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	3
RDS/GNDS OTHER	.01	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	7
SEC PAYROLL	.31	3
SEC CONTRACTS	.19	6
SEC OTHER	.20	3
ADMIN TOTAL	.54	7
PAYROLL	.30	2
MGMT FEES	.43	6
PROF FEES	.03	6
GEN OFC EXP	.07	6
OTHER ADM EXP	.03	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.55	7
REAL ESTATE TAX	1.42	7
BUILDING INS	.13	7
PERS PROP TAX	.01	2
OTHER TAX		
LEASING EXPENSES	.59	5
ADV/PROMOTION	.07	5
COMMISSIONS	.19	2
PROF FEES	.09	4
TENANT ALTS	.59	3
BUY-OUTS		
OTHER LEASING	.01	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.58	7
CLEANING	.06	2
REPAIR/MAINT	.37	7
RDS/GROUNDS		
SECURITY	.31	3
ADMINISTRATIVE	.30	2
TOTAL CONTRACTS	1.03	7
CLEANING	.64	7
REPAIR/MAINT	.31	4
RDS/GROUNDS	.07	3
SECURITY	.19	6
ADMINISTRATIVE	.46	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,768,750 SQ. FT.				1,722,380 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					16.31	16.24		
RETAIL AREA	2	5.33	4.11						
OTHER AREA									
TOTAL RENT	3	15.71	15.90						
NET PARKING INC	2	.85	.88						
MISCELLANEOUS	3	.36	.40						
TOTAL INCOME	3	16.68	16.30						
EXPENSE									
CLEANING	4	.91	.83	.70	1.08	.93	.87	.71	1.12
REPAIR-MAINT	4	1.07	1.04	.82	1.35	1.11	1.10	.86	1.40
UTILITIES	4	1.02	1.10	.75	1.25	1.02	1.11	.76	1.25
RDS/GRNDS/SEC	4	.62	.51	.27	.91	.64	.53	.28	.96
ADMINISTRATIVE	4	1.10	1.07	.63	1.62	1.15	1.13	.66	1.69
TOTAL OPER EXP	4	4.72	4.77	3.94	5.44	4.90	4.98	4.10	5.65
FIXED EXPENSES	4	3.08	3.02	2.52	3.60	3.20	3.06	2.57	3.77
TOTAL OPER + FIX	4	7.80	8.21	7.14	8.36	8.10	8.51	7.31	8.80
LEASING EXP	3	1.57	.90						
TOTAL PAYROLL	4	.67	.59	.35	.98				
TOTAL CONTRACT	4	1.63	1.41	.63	2.44				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16686	3
AVG SQFT/RETAIL TENANT	3785	3
AVG SQFT/OFFICE WORKER	282	3
AVG % OFFICE OCCUPANCY	90.2	3
AVG % RETAIL OCCUPANCY	79.8	3
AVG $ RATE YR-END RENT	17.67	3
AVG NET PRKNG INC/STALL	630.52	2
RENTABLE/GROSS SQFT	.81	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.91	4
PAYROLL		
CONTRACT	.76	4
SUP/MAT/MISC	.10	4
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	1.07	4
PAYROLL	.34	2
ELEVATOR	.16	4
HVAC	.24	4
ELECTRICAL	.04	4
STRUCT/ROOF	.10	4
PLUMBING	.02	3
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.46	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.02	4
ELECTRICAL	.75	4
GAS	.01	3
FUEL OIL		
PURCH STEAM	.24	3
PURCH CH WTR		
COAL		
WATER/SEWER	.05	4
RDS/GNDS/SEC TOTAL	.62	4
RDS/GNDS TOTAL	.17	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.15	4
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.57	3
SEC PAYROLL	.22	2
SEC CONTRACTS	.40	3
SEC OTHER	.03	3
ADMIN TOTAL	1.10	4
PAYROLL	.37	4
MGMT FEES	.71	2
PROF FEES	.26	3
GEN OFC EXP	.13	4
OTHER ADM EXP	.06	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.08	4
REAL ESTATE TAX	2.91	4
BUILDING INS	.13	4
PERS PROP TAX	.06	3
OTHER TAX		
LEASING EXPENSES	1.57	3
ADV/PROMOTION	.08	3
COMMISSIONS		
PROF FEES	.16	3
TENANT ALTS	1.09	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.67	4
CLEANING		
REPAIR/MAINT	.34	2
RDS/GROUNDS		
SECURITY	.22	2
ADMINISTRATIVE	.37	4
TOTAL CONTRACTS	1.63	4
CLEANING	.76	4
REPAIR/MAINT	.73	2
RDS/GROUNDS	.15	4
SECURITY	.40	3
ADMINISTRATIVE	.73	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Milwaukee, WI

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS	1,074,675 SQ. FT.				1,062,525 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17					12.79	12.32	10.95	14.84
RETAIL AREA									
OTHER AREA									
TOTAL RENT	17	12.69	12.20	10.95	14.84				
NET PARKING INC									
MISCELLANEOUS	6	.15	.13	.06	.24				
TOTAL INCOME	17	12.78	12.21	10.95	14.98				
EXPENSE									
CLEANING	17	.80	.81	.73	.94	.80	.81	.73	.94
REPAIR-MAINT	17	.83	.74	.63	.98	.83	.74	.63	.98
UTILITIES	17	1.47	1.63	1.27	1.84	1.47	1.63	1.27	1.84
RDS/GRNDS/SEC	16	.42	.36	.33	.58	.43	.36	.33	.58
ADMINISTRATIVE	17	.72	.74	.51	.89	.73	.74	.51	.89
TOTAL OPER EXP	17	4.24	4.17	3.81	4.80	4.29	4.17	3.81	5.04
FIXED EXPENSES	17	2.28	2.31	1.95	2.62	2.31	2.31	1.99	2.62
TOTAL OPER + FIX	17	6.52	6.45	6.16	6.87	6.59	6.45	6.16	7.16
LEASING EXP	14	.97	.69	.13	1.77				
TOTAL PAYROLL	14	.42	.40	.31	.54				
TOTAL CONTRACT	17	1.24	.99	.77	1.58				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3706	16
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	232	13
AVG % OFFICE OCCUPANCY	86.3	17
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.45	12
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.81	14

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.80**	**17**
PAYROLL		
CONTRACT	.67	17
SUP/MAT/MISC	.07	13
TRASH REMOVAL	.05	17
REPR/MAINT TOTAL	**.83**	**17**
PAYROLL	.41	9
ELEVATOR	.08	12
HVAC	.20	17
ELECTRICAL	.06	15
STRUCT/ROOF	.07	9
PLUMBING	.02	9
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.20	17

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.47**	**17**
ELECTRICAL	1.28	17
GAS	.21	10
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	16
RDS/GNDS/SEC TOTAL	**.42**	**16**
RDS/GNDS TOTAL	.39	12
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.31	12
RDS/GNDS OTHER	.15	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.12	13
SEC PAYROLL		
SEC CONTRACTS	.11	13
SEC OTHER		
ADMIN TOTAL	**.72**	**17**
PAYROLL	.37	7
MGMT FEES	.51	15
PROF FEES	.04	9
GEN OFC EXP	.05	14
OTHER ADM EXP	.01	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.28**	**17**
REAL ESTATE TAX	2.15	17
BUILDING INS	.12	17
PERS PROP TAX		
OTHER TAX	.02	4
LEASING EXPENSES	**.97**	**14**
ADV/PROMOTION	.05	7
COMMISSIONS	.06	2
PROF FEES	.59	7
TENANT ALTS	1.03	9
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.42**	**14**
CLEANING		
REPAIR/MAINT	.41	9
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.37	7
TOTAL CONTRACTS	**1.24**	**17**
CLEANING	.67	17
REPAIR/MAINT	.42	9
RDS/GROUNDS	.31	12
SECURITY	.11	13
ADMINISTRATIVE	.53	16

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	245,091 SQ. FT.				245,091 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					12.61	11.79	9.93	15.47
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	12.61	11.79	9.93	15.47				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	9	12.63	11.99	9.93	15.47				
EXPENSE									
CLEANING	9	.86	.83	.69	1.01	.86	.83	.69	1.01
REPAIR-MAINT	9	.67	.70	.37	.98	.67	.70	.37	.98
UTILITIES	9	1.74	1.66	1.51	2.21	1.74	1.66	1.51	2.21
RDS/GRNDS/SEC	8	.42	.41	.05	.75	.42	.41	.05	.75
ADMINISTRATIVE	9	.73	.74	.48	.94	.73	.74	.48	.94
TOTAL OPER EXP	9	4.38	4.20	3.66	5.49	4.38	4.20	3.66	5.49
FIXED EXPENSES	9	2.32	2.43	1.99	2.64	2.32	2.43	1.99	2.64
TOTAL OPER + FIX	9	6.70	6.49	5.96	7.71	6.70	6.49	5.96	7.71
LEASING EXP	7	3.09	1.21	.54	2.73				
TOTAL PAYROLL	8	.47	.39	.29	.63				
TOTAL CONTRACT	9	1.12	.79	.39	2.07				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1791	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	199	7
AVG % OFFICE OCCUPANCY	92.1	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.40	6
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.74	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.86**	**9**
PAYROLL		
CONTRACT	.66	9
SUP/MAT/MISC	.06	5
TRASH REMOVAL	.05	9
REPR/MAINT TOTAL	**.67**	**9**
PAYROLL	.33	5
ELEVATOR	.04	6
HVAC	.26	9
ELECTRICAL	.10	7
STRUCT/ROOF	.14	2
PLUMBING	.07	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.09	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.74**	**9**
ELECTRICAL	1.48	9
GAS	.39	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	9
RDS/GNDS/SEC TOTAL	**.42**	**8**
RDS/GNDS TOTAL	.43	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.35	4
RDS/GNDS OTHER	23	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	7
SEC PAYROLL		
SEC CONTRACTS	.24	7
SEC OTHER		
ADMIN TOTAL	**.73**	**9**
PAYROLL	.35	5
MGMT FEES	.51	7
PROF FEES	.05	6
GEN OFC EXP	.09	8
OTHER ADM EXP	.03	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.32**	**9**
REAL ESTATE TAX	2.19	9
BUILDING INS	.13	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**3.09**	**7**
ADV/PROMOTION	.03	2
COMMISSIONS		
PROF FEES	1.11	5
TENANT ALTS	2.46	6
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.47**	**8**
CLEANING		
REPAIR/MAINT	.33	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.35	5
TOTAL CONTRACTS	**1.12**	**9**
CLEANING	.66	9
REPAIR/MAINT	.20	5
RDS/GROUNDS	.35	4
SECURITY	.24	7
ADMINISTRATIVE	.52	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Milwaukee, WI

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	627,232 SQ. FT.				615,082 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					13.26	13.04	12.32	14.30
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	13.06	12.55	12.20	13.92				
NET PARKING INC									
MISCELLANEOUS	2	.17	.16						
TOTAL INCOME	4	13.18	12.66	12.20	14.17				
EXPENSE									
CLEANING	4	.77	.77	.70	.87	.77	.77	.70	.87
REPAIR-MAINT	4	.90	.88	.67	1.22	.90	.88	.67	1.22
UTILITIES	4	1.42	1.50	1.15	1.76	1.42	1.50	1.15	1.76
RDS/GRNDS/SEC	4	.43	.38	.36	.50	.44	.40	.36	.52
ADMINISTRATIVE	4	.72	.64	.46	.93	.74	.66	.49	.93
TOTAL OPER EXP	4	4.23	4.39	3.92	4.68	4.32	4.39	3.92	4.93
FIXED EXPENSES	4	2.29	2.14	1.77	2.70	2.34	2.24	1.87	2.70
TOTAL OPER + FIX	4	6.52	6.74	6.21	6.87	6.65	6.87	6.26	7.16
LEASING EXP	3	.27	.11						
TOTAL PAYROLL	4	.42	.40	.33	.51				
TOTAL CONTRACT	4	1.30	1.40	1.12	1.58				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10711	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	246	2
AVG % OFFICE OCCUPANCY	84.8	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.74	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.77	4
PAYROLL		
CONTRACT	.65	4
SUP/MAT/MISC	.07	4
TRASH REMOVAL	.05	4
REPR/MAINT TOTAL	.90	4
PAYROLL	.41	3
ELEVATOR	.10	4
HVAC	.16	4
ELECTRICAL	.05	4
STRUCT/ROOF	.07	3
PLUMBING	.02	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.25	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.42	4
ELECTRICAL	1.26	4
GAS	.12	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	3
RDS/GNDS/SEC TOTAL	.43	4
RDS/GNDS TOTAL	.39	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.31	4
RDS/GNDS OTHER	.16	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.08	2
SEC PAYROLL		
SEC CONTRACTS	.08	2
SEC OTHER		
ADMIN TOTAL	.72	4
PAYROLL		
MGMT FEES	.51	4
PROF FEES	.04	3
GEN OFC EXP	.04	4
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.29	4
REAL ESTATE TAX	2.17	4
BUILDING INS	.12	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.27	3
ADV/PROMOTION		
COMMISSIONS	.06	2
PROF FEES		
TENANT ALTS	.19	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.42	4
CLEANING		
REPAIR/MAINT	.41	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.30	4
CLEANING	.65	4
REPAIR/MAINT	.48	2
RDS/GROUNDS	.31	4
SECURITY	.08	2
ADMINISTRATIVE	.53	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Minneapolis, MN

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	31 BLDS	11,685,126 SQ. FT.				10,672,862 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	27					19.66	17.73	13.05	21.19
RETAIL AREA	15	13.57	13.42	9.05	18.69				
OTHER AREA									
TOTAL RENT	30	18.04	17.47	11.78	20.92				
NET PARKING INC	18	.85	.78	.41	1.28				
MISCELLANEOUS	25	.38	.18	.11	.48				
TOTAL INCOME	30	19.29	18.00	12.36	22.11				
EXPENSE									
CLEANING	31	.98	.89	.77	1.11	1.05	.98	.81	1.16
REPAIR-MAINT	31	.87	.91	.62	1.14	.94	.95	.70	1.20
UTILITIES	31	1.38	1.44	1.12	1.75	1.42	1.57	1.14	1.76
RDS/GRNDS/SEC	31	.33	.29	.20	.39	.36	.29	.23	.42
ADMINISTRATIVE	30	1.04	1.03	.78	1.23	1.14	1.07	.87	1.31
TOTAL OPER EXP	31	4.59	4.58	3.98	5.41	5.02	5.14	4.39	5.51
FIXED EXPENSES	31	5.60	4.54	3.75	6.21	6.13	4.88	4.08	6.76
TOTAL OPER + FIX	31	10.19	9.87	7.90	11.85	11.15	10.51	8.69	12.24
LEASING EXP	27	1.27	.66	.10	1.83				
TOTAL PAYROLL	29	.79	.63	.43	.90				
TOTAL CONTRACT	30	1.02	.99	.73	1.50				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16454	30
AVG SQFT/RETAIL TENANT	2765	20
AVG SQFT/OFFICE WORKER	265	25
AVG % OFFICE OCCUPANCY	89.9	30
AVG % RETAIL OCCUPANCY	80.7	20
AVG $ RATE YR-END RENT	17.35	22
AVG NET PRKNG INC/STALL	1999.34	18
RENTABLE/GROSS SQFT	.85	25

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.98	30
PAYROLL	.48	11
CONTRACT	.61	30
SUP/MAT/MISC	.06	30
TRASH REMOVAL	.09	30
REPR/MAINT TOTAL	.85	30
PAYROLL	.33	28
ELEVATOR	.21	28
HVAC	.11	30
ELECTRICAL	.05	30
STRUCT/ROOF	.02	14
PLUMBING	.01	29
FIRE/LIFE SFTY	.02	18
OTHER MAINT/SUP	.17	29

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.37	30
ELECTRICAL	.87	30
GAS	.07	15
FUEL OIL		
PURCH STEAM	.26	20
PURCH CH WTR	.40	10
COAL		
WATER/SEWER	.08	27
RDS/GNDS/SEC TOTAL	.34	29
RDS/GNDS TOTAL	.11	23
RDS/GNDS PAYRL	.04	4
RDS/GNDS CONTR	.12	13
RDS/GNDS OTHER	.03	16

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	29
SEC PAYROLL	.12	14
SEC CONTRACTS	.26	25
SEC OTHER	.03	15
ADMIN TOTAL	1.04	29
PAYROLL	.24	22
MGMT FEES	.61	29
PROF FEES	.04	23
GEN OFC EXP	.14	27
OTHER ADM EXP	.07	23

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	5.66	30
REAL ESTATE TAX	5.52	30
BUILDING INS	.14	30
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.27	27
ADV/PROMOTION	.06	18
COMMISSIONS	.05	14
PROF FEES	.23	18
TENANT ALTS	1.67	16
BUY-OUTS		
OTHER LEASING	.04	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.79	29
CLEANING	.48	11
REPAIR/MAINT	.33	28
RDS/GROUNDS	.04	4
SECURITY	.12	14
ADMINISTRATIVE	.24	22
TOTAL CONTRACTS	1.02	30
CLEANING	.61	30
REPAIR/MAINT	.39	14
RDS/GROUNDS	.12	13
SECURITY	.26	25
ADMINISTRATIVE	.64	29

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Minneapolis, MN

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,960,424 SQ. FT.				1,547,720 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					15.43	15.38	11.47	17.46
RETAIL AREA	3	13.41	13.73						
OTHER AREA									
TOTAL RENT	8	14.73	14.38	10.54	17.47				
NET PARKING INC	2	1.51	1.56						
MISCELLANEOUS	7	.24	.12	.08	.28				
TOTAL INCOME	8	15.37	15.03	10.94	18.00				
EXPENSE									
CLEANING	9	.90	.89	.75	1.06	.95	.92	.78	1.11
REPAIR-MAINT	9	1.09	.97	.46	1.75	1.15	1.03	.46	1.87
UTILITIES	9	1.64	1.65	1.02	1.82	1.64	1.65	1.02	1.82
RDS/GRNDS/SEC	9	.40	.33	.16	.77	.43	.33	.17	.77
ADMINISTRATIVE	8	.83	.78	.69	1.01	.90	.88	.80	1.03
TOTAL OPER EXP	9	4.81	4.97	3.54	5.71	5.16	5.15	3.93	6.51
FIXED EXPENSES	9	4.00	4.42	2.66	4.95	4.29	4.51	3.35	5.08
TOTAL OPER + FIX	9	8.80	8.62	7.01	10.53	9.44	10.02	7.92	10.53
LEASING EXP	6	1.02	.79	.35	1.60				
TOTAL PAYROLL	7	.55	.56	.49	.75				
TOTAL CONTRACT	8	1.26	.99	.87	1.73				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7632	9
AVG SQFT/RETAIL TENANT	1552	4
AVG SQFT/OFFICE WORKER	309	7
AVG % OFFICE OCCUPANCY	90.7	9
AVG % RETAIL OCCUPANCY	68.9	4
AVG $ RATE YR-END RENT	14.62	7
AVG NET PRKNG INC/STALL	1933.55	2
RENTABLE/GROSS SQFT	.93	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.87	8
PAYROLL		
CONTRACT	.72	8
SUP/MAT/MISC	.06	8
TRASH REMOVAL	.10	8
REPR/MAINT TOTAL	.97	8
PAYROLL	.43	7
ELEVATOR	.13	8
HVAC	.12	8
ELECTRICAL	.10	8
STRUCT/ROOF	.04	5
PLUMBING	.01	7
FIRE/LIFE SFTY	.02	6
OTHER MAINT/SUP	.20	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.64	8
ELECTRICAL	.88	8
GAS	.05	5
FUEL OIL		
PURCH STEAM	.40	4
PURCH CH WTR	.50	2
COAL		
WATER/SEWER	.13	8
RDS/GNDS/SEC TOTAL	.45	8
RDS/GNDS TOTAL	.08	6
RDS/GNDS PAYRL	.10	2
RDS/GNDS CONTR	.05	4
RDS/GNDS OTHER	.03	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	8
SEC PAYROLL		
SEC CONTRACTS	.34	8
SEC OTHER	.10	4
ADMIN TOTAL	.86	7
PAYROLL	.15	4
MGMT FEES	.57	7
PROF FEES	.05	6
GEN OFC EXP	.12	7
OTHER ADM EXP	.06	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.25	8
REAL ESTATE TAX	4.12	8
BUILDING INS	.13	8
PERS PROP TAX		
OTHER TAX		-
LEASING EXPENSES	1.02	6
ADV/PROMOTION	.13	3
COMMISSIONS	.12	3
PROF FEES	.30	5
TENANT ALTS	.80	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.55	7
CLEANING		
REPAIR/MAINT	.43	7
RDS/GROUNDS	.10	2
SECURITY		
ADMINISTRATIVE	.15	4
TOTAL CONTRACTS	1.26	8
CLEANING	.72	8
REPAIR/MAINT	.33	4
RDS/GROUNDS	.05	4
SECURITY	.34	8
ADMINISTRATIVE	.61	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	2,717,039 SQ. FT.				2,636,522 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					19.37	20.27	18.12	21.52
RETAIL AREA	4	14.24	14.94	7.37	18.69				
OTHER AREA									
TOTAL RENT	7	19.36	20.35	18.17	21.62				
NET PARKING INC	5	.67	.44	.22	1.25				
MISCELLANEOUS	5	.61	.28	.11	1.22				
TOTAL INCOME	7	20.29	20.78	19.61	22.39				
EXPENSE									
CLEANING	7	1.00	.98	.85	1.15	1.01	.98	.86	1.20
REPAIR-MAINT	7	1.20	1.04	.97	1.42	1.24	1.07	1.02	1.47
UTILITIES	7	1.54	1.57	1.36	1.79	1.54	1.57	1.37	1.79
RDS/GRNDS/SEC	7	.36	.36	.27	.38	37	.36	.27	.39
ADMINISTRATIVE	7	1.10	1.15	1.01	1.23	1.13	1.24	1.01	1.28
TOTAL OPER EXP	7	5.19	5.42	4.64	5.64	5.35	5.42	4.98	5.64
FIXED EXPENSES	7	5.48	6.13	5.08	6.21	5.65	6.18	5.23	6.42
TOTAL OPER + FIX	7	10.67	11.47	10.02	11.85	11.00	11.73	10.29	11.85
LEASING EXP	6	1.41	.97	.10	2.33				
TOTAL PAYROLL	7	.61	.72	.43	.80				
TOTAL CONTRACT	7	1.47	1.50	1.18	1.59				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15694	6
AVG SQFT/RETAIL TENANT	1713	4
AVG SQFT/OFFICE WORKER	250	6
AVG % OFFICE OCCUPANCY	87.2	6
AVG % RETAIL OCCUPANCY	77.6	4
AVG $ RATE YR-END RENT	18.90	4
AVG NET PRKNG INC/STALL	1124.26	5
RENTABLE/GROSS SQFT	.84	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.00	7
PAYROLL	.06	3
CONTRACT	.83	7
SUP/MAT/MISC	.04	7
TRASH REMOVAL	.10	7
REPR/MAINT TOTAL	1.20	7
PAYROLL	.45	7
ELEVATOR	.28	7
HVAC	.13	7
ELECTRICAL	.05	7
STRUCT/ROOF	.03	4
PLUMBING	.01	7
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.26	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.54	7
ELECTRICAL	1.19	7
GAS	.11	3
FUEL OIL		
PURCH STEAM	.30	4
PURCH CH WTR		
COAL		
WATER/SEWER	.06	6
RDS/GNDS/SEC TOTAL	.37	6
RDS/GNDS TOTAL	.08	6
RDS/GNDS PAYRL	.02	2
RDS/GNDS CONTR	.06	5
RDS/GNDS OTHER	.03	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	6
SEC PAYROLL	.04	2
SEC CONTRACTS	.28	6
SEC OTHER		
ADMIN TOTAL	1.10	7
PAYROLL	.28	3
MGMT FEES	.72	7
PROF FEES	.05	6
GEN OFC EXP	.18	6
OTHER ADM EXP	.06	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	5.48	7
REAL ESTATE TAX	5.31	7
BUILDING INS	.17	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.41	6
ADV/PROMOTION	.05	6
COMMISSIONS	.02	4
PROF FEES	.20	4
TENANT ALTS	1.43	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.61	7
CLEANING	.06	3
REPAIR/MAINT	.45	7
RDS/GROUNDS	.02	2
SECURITY	.04	2
ADMINISTRATIVE	.28	3
TOTAL CONTRACTS	1.47	7
CLEANING	.83	7
REPAIR/MAINT	.48	5
RDS/GROUNDS	.06	5
SECURITY	.28	6
ADMINISTRATIVE	.76	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Minneapolis, MN

DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	4,026,922 SQ. FT.				3,546,642 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					22.97	22.81	21.40	25.32
RETAIL AREA	2	22.81	18.57						
OTHER AREA									
TOTAL RENT	4	20.68	22.34	18.49	25.43				
NET PARKING INC	4	.96	.78	.71	1.06				
MISCELLANEOUS	4	.20	.17	.12	.34				
TOTAL INCOME	4	21.84	23.28	19.67	26.47				
EXPENSE									
CLEANING	4	.94	.92	.81	1.08	1.06	1.08	.93	1.13
REPAIR-MAINT	4	.68	.83	.52	.91	.77	.93	.61	1.01
UTILITIES	4	1.27	1.23	1.15	1.38	1.36	1.30	1.15	1.52
RDS/GRNDS/SEC	4	.21	.24	.18	.28	.24	.25	.21	.28
ADMINISTRATIVE	4	1.15	1.40	1.01	1.49	1.31	1.43	1.16	1.49
TOTAL OPER EXP	4	4.25	4.46	4.01	4.80	4.83	4.88	4.49	5.17
FIXED EXPENSES	4	6.68	7.01	6.02	7.73	7.58	7.38	7.14	7.83
TOTAL OPER + FIX	4	10.93	11.81	10.10	12.46	12.41	12.55	12.03	12.61
LEASING EXP	4	.54	.47	.15	1.39				
TOTAL PAYROLL	4	.81	.65	.50	1.14				
TOTAL CONTRACT	4	.81	.77	.63	1.10				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	26186	4
AVG SQFT/RETAIL TENANT	4539	3
AVG SQFT/OFFICE WORKER	264	4
AVG % OFFICE OCCUPANCY	90.8	4
AVG % RETAIL OCCUPANCY	84.1	3
AVG $ RATE YR-END RENT	19.80	3
AVG NET PRKNG INC/STALL	2710.79	4
RENTABLE/GROSS SQFT	.77	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.94**	**4**
PAYROLL	.59	2
CONTRACT	.53	4
SUP/MAT/MISC	.07	4
TRASH REMOVAL	.08	4
REPR/MAINT TOTAL	**.68**	**4**
PAYROLL	.25	3
ELEVATOR	.24	3
HVAC	.14	4
ELECTRICAL	.05	4
STRUCT/ROOF	.01	2
PLUMBING	.01	4
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.12	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.27**	**4**
ELECTRICAL	.84	4
GAS		
FUEL OIL		
PURCH STEAM	.22	3
PURCH CH WTR	.24	3
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	**.21**	**4**
RDS/GNDS TOTAL	.03	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER	.03	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.19	4
SEC PAYROLL	.17	2
SEC CONTRACTS	.21	2
SEC OTHER	.01	3
ADMIN TOTAL	**1.15**	**4**
PAYROLL	.27	4
MGMT FEES	.67	4
PROF FEES	.05	4
GEN OFC EXP	.11	4
OTHER ADM EXP	.05	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**6.68**	**4**
REAL ESTATE TAX	6.55	4
BUILDING INS	.13	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.54**	**4**
ADV/PROMOTION	.05	2
COMMISSIONS	.05	3
PROF FEES	.22	3
TENANT ALTS	.47	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.81**	**4**
CLEANING	.59	2
REPAIR/MAINT	.25	3
RDS/GROUNDS		
SECURITY	.17	2
ADMINISTRATIVE	.27	4
TOTAL CONTRACTS	**.81**	**4**
CLEANING	.53	4
REPAIR/MAINT	.41	2
RDS/GROUNDS	.02	2
SECURITY	.21	2
ADMINISTRATIVE	.72	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	70 BLDS	8,015,545 SQ. FT.				7,944,555 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	68					13.93	13.80	10.46	17.47
RETAIL AREA	5	10.11	9.01	5.61	14.45				
OTHER AREA									
TOTAL RENT	68	13.89	13.80	10.49	17.34				
NET PARKING INC	43	.17	.15	.09	.23				
MISCELLANEOUS	45	.42	.14	.06	.48				
TOTAL INCOME	68	14.34	15.12	10.71	17.59				
EXPENSE									
CLEANING	63	.96	.92	.79	1.15	.96	.93	.79	1.15
REPAIR-MAINT	69	.88	.87	.70	1.00	.89	.87	.70	1.00
UTILITIES	65	1.16	1.17	.99	1.27	1.16	1.17	1.00	1.31
RDS/GRNDS/SEC	69	.44	.42	.33	.57	.44	.43	.34	.58
ADMINISTRATIVE	69	.84	.81	.64	1.00	.85	.82	.64	1.00
TOTAL OPER EXP	63	4.32	4.24	3.85	4.79	4.36	4.34	3.85	4.88
FIXED EXPENSES	66	3.81	3.75	3.05	4.51	3.84	3.75	3.08	4.57
TOTAL OPER + FIX	63	8.17	7.97	7.32	8.88	8.25	7.98	7.38	8.88
LEASING EXP	64	2.12	1.14	.35	2.97				
TOTAL PAYROLL	55	.51	.37	.19	.52				
TOTAL CONTRACT	69	1.24	1.28	1.00	1.53				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6009	53
AVG SQFT/RETAIL TENANT	1777	5
AVG SQFT/OFFICE WORKER	261	43
AVG % OFFICE OCCUPANCY	85.1	61
AVG % RETAIL OCCUPANCY	86.8	5
AVG $ RATE YR-END RENT	17.22	48
AVG NET PRKNG INC/STALL	54.27	36
RENTABLE/GROSS SQFT	.91	43

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.95**	**62**
PAYROLL	.50	6
CONTRACT	.77	58
SUP/MAT/MISC	.07	36
TRASH REMOVAL	.11	54
REPR/MAINT TOTAL	**.90**	**64**
PAYROLL	.33	46
ELEVATOR	.10	57
HVAC	.17	64
ELECTRICAL	.05	56
STRUCT/ROOF	.02	29
PLUMBING	.02	36
FIRE/LIFE SFTY	.03	23
OTHER MAINT/SUP	.28	63

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.13**	**57**
ELECTRICAL	.99	57
GAS	.10	42
FUEL OIL	.03	5
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	53
RDS/GNDS/SEC TOTAL	**.43**	**68**
RDS/GNDS TOTAL	.25	68
RDS/GNDS PAYRL	.08	11
RDS/GNDS CONTR	.21	62
RDS/GNDS OTHER	.09	26

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.19	64
SEC PAYROLL		
SEC CONTRACTS	.19	59
SEC OTHER	.02	9
ADMIN TOTAL	**.83**	**68**
PAYROLL	.24	24
MGMT FEES	.54	68
PROF FEES	.09	42
GEN OFC EXP	.06	32
OTHER ADM EXP	.10	28

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.77**	**67**
REAL ESTATE TAX	3.67	67
BUILDING INS	.10	66
PERS PROP TAX		
OTHER TAX	.05	2
LEASING EXPENSES	**2.12**	**64**
ADV/PROMOTION	.09	45
COMMISSIONS	.26	17
PROF FEES	.66	51
TENANT ALTS	1.95	50
BUY-OUTS	1.11	3
OTHER LEASING	.09	17

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.51**	**55**
CLEANING	.50	6
REPAIR/MAINT	.33	46
RDS/GROUNDS	.08	11
SECURITY		
ADMINISTRATIVE	.24	24
TOTAL CONTRACTS	**1.24**	**69**
CLEANING	.77	58
REPAIR/MAINT	.31	23
RDS/GROUNDS	.21	62
SECURITY	.19	59
ADMINISTRATIVE	.61	58

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Minneapolis, MN

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	167,214 SQ. FT.				167,214 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					15.20	16.02	9.28	19.73
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	15.20	16.02	9.28	19.73				
NET PARKING INC	2	.30	.31						
MISCELLANEOUS									
TOTAL INCOME	5	15.28	16.56	9.32	19.73				
EXPENSE									
CLEANING	5	1.12	1.19	.91	1.29	1.12	1.19	.91	1.29
REPAIR-MAINT	6	.96	.90	.70	.94	.96	.90	.70	.94
UTILITIES	6	1.82	1.70	1.49	2.26	1.82	1.70	1.49	2.26
RDS/GRNDS/SEC	5	.43	.42	.26	.60	.43	.42	.26	.60
ADMINISTRATIVE	5	.70	.78	.51	.81	.70	.78	.51	.81
TOTAL OPER EXP	5	4.80	4.74	4.11	5.32	4.80	4.74	4.11	5.32
FIXED EXPENSES	5	2.98	2.78	2.57	3.64	2.98	2.78	2.57	3.64
TOTAL OPER+FIX	5	7.77	7.41	6.97	8.73	7.77	7.41	6.97	8.73
LEASING EXP	6	.43	.35	.30	.67				
TOTAL PAYROLL	3	.49	.19						
TOTAL CONTRACT	6	1.85	1.44	1.31	1.59				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4475	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	216	4
AVG % OFFICE OCCUPANCY	68.2	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.50	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.12**	**5**
PAYROLL		
CONTRACT	.88	5
SUP/MAT/MISC	.10	3
TRASH REMOVAL	.19	5
REPR/MAINT TOTAL	**.96**	**6**
PAYROLL	.18	2
ELEVATOR	.20	4
HVAC	.29	6
ELECTRICAL	.03	3
STRUCT/ROOF	.07	2
PLUMBING	.05	2
FIRE/LIFE SFTY	.04	2
OTHER MAINT/SUP	.37	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.75**	**5**
ELECTRICAL	1.52	5
GAS	.22	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	**.43**	**5**
RDS/GNDS TOTAL	.36	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.36	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.08	4
SEC PAYROLL		
SEC CONTRACTS	.08	4
SEC OTHER		
ADMIN TOTAL	**.70**	**5**
PAYROLL		
MGMT FEES	.67	5
PROF FEES	.04	3
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.98**	**5**
REAL ESTATE TAX	2.88	5
BUILDING INS	.11	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.43**	**6**
ADV/PROMOTION	.20	4
COMMISSIONS	.16	2
PROF FEES	.22	3
TENANT ALTS	.22	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.49**	**3**
CLEANING		
REPAIR/MAINT	.18	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**1.85**	**6**
CLEANING	.88	5
REPAIR/MAINT		
RDS/GROUNDS	.36	5
SECURITY	.08	4
ADMINISTRATIVE	.69	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	18 BLDS	1,290,384 SQ. FT.				1,278,384 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17					13.84	14.16	10.56	17.74
RETAIL AREA									
OTHER AREA									
TOTAL RENT	17	13.72	14.16	10.56	17.74				
NET PARKING INC	8	.19	.14	.08	.36				
MISCELLANEOUS	12	1.14	.52	.08	1.55				
TOTAL INCOME	17	14.66	15.19	10.79	17.75				
EXPENSE									
CLEANING	17	.90	.81	.77	1.12	.90	.81	.77	1.12
REPAIR-MAINT	17	.84	.89	.60	.99	.84	.89	.60	.99
UTILITIES	18	1.25	1.23	1.09	1.25	1.25	1.23	1.09	1.25
RDS/GRNDS/SEC	18	.37	.47	.19	.59	.38	.47	.19	.59
ADMINISTRATIVE	18	.87	.83	.62	.99	.87	.83	.62	.99
TOTAL OPER EXP	17	4.20	4.32	3.72	4.94	4.24	4.32	3.72	4.94
FIXED EXPENSES	17	3.81	3.75	3.59	4.47	3.85	3.75	3.59	4.64
TOTAL OPER+FIX	17	8.01	7.96	7.27	9.48	8.09	7.96	7.27	8.48
LEASING EXP	16	2.22	1.36	.29	3.60				
TOTAL PAYROLL	17	.39	.26	.09	.40				
TOTAL CONTRACT	18	1.15	1.30	.71	1.53				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5415	11
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	274	10
AVG % OFFICE OCCUPANCY	85.5	15
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.49	10
AVG NET PRKNG INC/STALL	53.17	8
RENTABLE/GROSS SQFT	.91	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.90**	**17**
PAYROLL		
CONTRACT	.74	16
SUP/MAT/MISC	.06	9
TRASH REMOVAL	.12	14
REPR/MAINT TOTAL	**.84**	**17**
PAYROLL	.22	11
ELEVATOR	.06	17
HVAC	.20	17
ELECTRICAL	.05	15
STRUCT/ROOF	.04	8
PLUMBING	.02	11
FIRE/LIFE SFTY	.03	10
OTHER MAINT/SUP	.36	16

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.21**	**16**
ELECTRICAL	1.04	16
GAS	.18	11
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	15
RDS/GNDS/SEC TOTAL	**.37**	**18**
RDS/GNDS TOTAL	.24	18
RDS/GNDS PAYRL	.18	3
RDS/GNDS CONTR	.20	17
RDS/GNDS OTHER	.05	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.15	16
SEC PAYROLL		
SEC CONTRACTS	.15	16
SEC OTHER	.01	2
ADMIN TOTAL	**.87**	**18**
PAYROLL	.27	8
MGMT FEES	.54	18
PROF FEES	.12	13
GEN OFC EXP	.04	11
OTHER ADM EXP	.18	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.81**	**17**
REAL ESTATE TAX	3.70	17
BUILDING INS	.10	18
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**2.22**	**16**
ADV/PROMOTION	.06	11
COMMISSIONS	.49	6
PROF FEES	.71	12
TENANT ALTS	1.95	12
BUY-OUTS		
OTHER LEASING	.07	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.39**	**17**
CLEANING		
REPAIR/MAINT	.22	11
RDS/GROUNDS	.16	3
SECURITY		
ADMINISTRATIVE	.27	8
TOTAL CONTRACTS	**1.15**	**18**
CLEANING	.74	16
REPAIR/MAINT	.57	4
RDS/GROUNDS	.20	17
SECURITY	.15	16
ADMINISTRATIVE	.62	18

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Minneapolis, MN

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	21 BLDS	3,830,250 SQ. FT.				3,787,827 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	21					14.32	13.40	10.63	17.62
RETAIL AREA	4	11.09	11.45	6.26	14.45				
OTHER AREA									
TOTAL RENT	21	14.26	13.40	10.48	17.49				
NET PARKING INC	16	.18	.15	.10	.23				
MISCELLANEOUS	14	.41	.17	.07	.31				
TOTAL INCOME	21	14.69	13.66	10.79	17.81				
EXPENSE									
CLEANING	21	.92	.92	.78	1.06	.93	.93	.78	1.07
REPAIR-MAINT	21	.92	.85	.73	1.12	.93	.85	.73	1.13
UTILITIES	21	1.06	1.01	.93	1.06	1.06	1.01	.93	1.06
RDS/GRNDS/SEC	21	.45	.39	.32	.57	.45	.39	.33	.57
ADMINISTRATIVE	21	.86	.85	.65	1.01	.87	.86	.65	1.01
TOTAL OPER EXP	21	4.21	4.00	3.79	4.53	4.25	4.05	3.79	4.58
FIXED EXPENSES	21	3.98	4.02	3.48	4.85	4.03	4.05	3.49	4.85
TOTAL OPER + FIX	21	8.19	7.97	7.32	8.65	8.28	7.97	7.40	8.80
LEASING EXP	17	2.39	1.63	.38	3.75				
TOTAL PAYROLL	19	.55	.51	.31	.64				
TOTAL CONTRACT	20	1.22	1.20	.98	1.35				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5412	20
AVG SQFT/RETAIL TENANT	1785	3
AVG SQFT/OFFICE WORKER	254	17
AVG % OFFICE OCCUPANCY	86.7	20
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	17.06	17
AVG NET PRKNG INC/STALL	50.80	11
RENTABLE/GROSS SQFT	.93	15

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.91	20
PAYROLL	.33	2
CONTRACT	.70	20
SUP/MAT/MISC	.07	17
TRASH REMOVAL	.11	18
REPR/MAINT TOTAL	.94	20
PAYROLL	.39	17
ELEVATOR	.11	20
HVAC	.14	20
ELECTRICAL	.04	19
STRUCT/ROOF	.02	7
PLUMBING	.02	16
FIRE/LIFE SFTY	.03	7
OTHER MAINT/SUP	.28	20

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.01	20
ELECTRICAL	.89	20
GAS	.09	16
FUEL OIL	.01	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	19
RDS/GNDS/SEC TOTAL	.44	20
RDS/GNDS TOTAL	.23	20
RDS/GNDS PAYRL	.02	3
RDS/GNDS CONTR	.19	19
RDS/GNDS OTHER	.08	14

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.21	19
SEC PAYROLL		
SEC CONTRACTS	.22	17
SEC OTHER	.02	5
ADMIN TOTAL	.83	20
PAYROLL	.20	12
MGMT FEES	.56	20
PROF FEES	.05	14
GEN OFC EXP	.06	13
OTHER ADM EXP	.10	15

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.91	20
REAL ESTATE TAX	3.81	20
BUILDING INS	.10	19
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.39	17
ADV/PROMOTION	.06	11
COMMISSIONS	.09	4
PROF FEES	.87	13
TENANT ALTS	1.89	13
BUY-OUTS	1.11	3
OTHER LEASING	.01	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.55	19
CLEANING	.33	2
REPAIR/MAINT	.39	17
RDS/GROUNDS	.02	3
SECURITY		
ADMINISTRATIVE	.20	12
TOTAL CONTRACTS	1.22	20
CLEANING	.70	20
REPAIR/MAINT	.26	11
RDS/GROUNDS	.19	19
SECURITY	.22	17
ADMINISTRATIVE	.60	20

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Nashville, TN

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	2,747,733 SQ. FT.				2,621,116 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					12.30	12.03	10.72	13.19
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	12.16	12.03	10.48	13.19				
NET PARKING INC	5	.29	.21	.08	.40				
MISCELLANEOUS	7	.19	.17	.06	.30				
TOTAL INCOME	8	12.54	12.19	10.84	14.49				
EXPENSE									
CLEANING	9	.66	.71	.57	.87	.66	.71	.57	.87
REPAIR-MAINT	9	.91	.83	.56	1.11	.92	.83	.56	1.15
UTILITIES	9	2.08	1.82	1.60	2.64	2.08	1.82	1.60	2.64
RDS/GRNDS/SEC	9	.40	.35	.18	.43	.42	.35	.18	.44
ADMINISTRATIVE	8	.53	.68	.52	.92	.56	.68	.54	.92
TOTAL OPER EXP	9	4.57	4.51	4.22	5.20	4.79	4.59	4.22	5.55
FIXED EXPENSES	9	1.41	1.30	1.02	1.59	1.48	1.38	1.02	1.62
TOTAL OPER + FIX	9	5.98	5.85	5.64	6.42	6.27	6.12	5.64	6.85
LEASING EXP	7	1.27	.20	.10	1.76				
TOTAL PAYROLL	8	.75	.78	.49	1.01				
TOTAL CONTRACT	9	.81	.83	.70	1.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18584	6
AVG SQFT/RETAIL TENANT	3644	2
AVG SQFT/OFFICE WORKER	370	5
AVG % OFFICE OCCUPANCY	89.7	8
AVG % RETAIL OCCUPANCY	90.4	2
AVG $ RATE YR-END RENT	14.53	6
AVG NET PRKNG INC/STALL	1339.43	3
RENTABLE/GROSS SQFT	.90	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.66	9
PAYROLL	.06	2
CONTRACT	.53	9
SUP/MAT/MISC	.05	7
TRASH REMOVAL	.06	8
REPR/MAINT TOTAL	.91	9
PAYROLL	.42	7
ELEVATOR	.15	8
HVAC	.10	8
ELECTRICAL	.06	7
STRUCT/ROOF	.02	4
PLUMBING	.02	7
FIRE/LIFE SFTY	.07	7
OTHER MAINT/SUP	.15	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.08	8
ELECTRICAL	1.41	8
GAS	.07	6
FUEL OIL	.01	2
PURCH STEAM	.25	2
PURCH CH WTR	.75	3
COAL		
WATER/SEWER	.12	8
RDS/GNDS/SEC TOTAL	.40	9
RDS/GNDS TOTAL	.06	9
RDS/GNDS PAYRL	.03	2
RDS/GNDS CONTR	.04	6
RDS/GNDS OTHER	.02	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	8
SEC PAYROLL	.30	2
SEC CONTRACTS	.21	8
SEC OTHER	.01	3
ADMIN TOTAL	.53	8
PAYROLL	.23	6
MGMT FEES	.35	7
PROF FEES	.03	7
GEN OFC EXP	.04	8
OTHER ADM EXP	.02	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.42	8
REAL ESTATE TAX	1.27	8
BUILDING INS	.11	8
PERS PROP TAX	.07	4
OTHER TAX	.01	2
LEASING EXPENSES	1.27	7
ADV/PROMOTION	.09	4
COMMISSIONS	.05	4
PROF FEES	.29	5
TENANT ALTS	.96	5
BUY-OUTS		
OTHER LEASING	.11	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.75	8
CLEANING	.06	2
REPAIR/MAINT	.42	7
RDS/GROUNDS	.03	2
SECURITY	.30	2
ADMINISTRATIVE	.23	6
TOTAL CONTRACTS	.81	9
CLEANING	.53	9
REPAIR/MAINT	.34	2
RDS/GROUNDS	.04	8
SECURITY	.21	8
ADMINISTRATIVE	.29	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Nashville, TN

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	196,550 SQ. FT.				196,550 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					10.59	12.07		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	10.59	12.07						
NET PARKING INC									
MISCELLANEOUS	3	.17	.08						
TOTAL INCOME	3	11.37	12.55						
EXPENSE									
CLEANING	3	.80	.87			.80	.87		
REPAIR-MAINT	3	.60	.56			.60	.56		
UTILITIES	3	1.58	1.68			1.58	1.68		
RDS/GRNDS/SEC	3	.25	.17			.25	.17		
ADMINISTRATIVE	3	1.23	.93			1.23	.93		
TOTAL OPER EXP	3	4.45	4.39			4.45	4.39		
FIXED EXPENSES	3	1.26	1.26			1.26	1.26		
TOTAL OPER + FIX	3	5.70	5.85			5.70	5.85		
LEASING EXP	3	3.26	.10						
TOTAL PAYROLL	2	.70	.64						
TOTAL CONTRACT	3	1.03	1.18						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	246	2
AVG % OFFICE OCCUPANCY	87.4	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.70	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.80**	**3**
PAYROLL		
CONTRACT	.59	3
SUP/MAT/MISC	.22	2
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	**.80**	**3**
PAYROLL		
ELEVATOR	.05	3
HVAC	.19	3
ELECTRICAL	.05	2
STRUCT/ROOF	.01	2
PLUMBING	.03	2
FIRE/LIFE SFTY	.11	2
OTHER MAINT/SUP	.12	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.51**	**2**
ELECTRICAL	1.18	2
GAS	.15	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.18	2
RDS/GNDS/SEC TOTAL	**.25**	**3**
RDS/GNDS TOTAL	.20	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.19	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.08	2
SEC PAYROLL		
SEC CONTRACTS	.08	2
SEC OTHER		
ADMIN TOTAL	**1.23**	**3**
PAYROLL	.57	2
MGMT FEES	.53	3
PROF FEES	.12	2
GEN OFC EXP	.20	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.26**	**3**
REAL ESTATE TAX	1.12	3
BUILDING INS	.14	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**3.26**	**3**
ADV/PROMOTION		
COMMISSIONS	.02	3
PROF FEES	.27	2
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	.28	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.70**	**2**
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.57	2
TOTAL CONTRACTS	**1.03**	**3**
CLEANING	.59	3
REPAIR/MAINT		
RDS/GROUNDS	.19	3
SECURITY	.08	2
ADMINISTRATIVE	.62	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	24 BLDS	2,655,017 SQ. FT.				2,650,573 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	21					11.76	9.33	8.12	12.83
RETAIL AREA									
OTHER AREA									
TOTAL RENT	21	11.76	9.33	8.12	12.83				
NET PARKING INC	2	.12	.10						
MISCELLANEOUS	9	.12	.15	.03	.25				
TOTAL INCOME	21	11.86	9.33	8.12	12.85				
EXPENSE									
CLEANING	23	.81	.74	.66	.81	.81	.74	.66	.81
REPAIR-MAINT	22	.70	.56	.44	.80	.70	.56	.44	.80
UTILITIES	22	1.65	1.59	1.36	1.88	1.65	1.59	1.36	1.91
RDS/GRNDS/SEC	24	.44	.39	.24	.59	.44	.39	.25	.59
ADMINISTRATIVE	24	.59	.55	.31	.78	.59	.55	.31	.80
TOTAL OPER EXP	21	4.22	4.05	3.65	5.01	4.23	4.06	3.65	5.01
FIXED EXPENSES	20	1.41	1.27	.95	1.45	1.41	1.27	.95	1.45
TOTAL OPER + FIX	17	5.71	5.51	4.84	6.09	5.72	5.51	4.84	6.12
LEASING EXP	16	2.03	.69	.44	2.44				
TOTAL PAYROLL	21	.58	.24	.19	.79				
TOTAL CONTRACT	24	.99	.91	.72	1.27				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10796	24
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	321	23
AVG % OFFICE OCCUPANCY	84.7	24
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.95	20
AVG NET PRKNG INC/STALL	59.11	2
RENTABLE/GROSS SQFT	.93	22

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.81**	**22**
PAYROLL	.22	5
CONTRACT	.67	21
SUP/MAT/MISC	.07	19
TRASH REMOVAL	.05	22
REPR/MAINT TOTAL	**.64**	**18**
PAYROLL	.30	14
ELEVATOR	.06	13
HVAC	.12	17
ELECTRICAL	.03	16
STRUCT/ROOF	.04	11
PLUMBING	.02	16
FIRE/LIFE SFTY	.02	14
OTHER MAINT/SUP	.19	17

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.65**	**22**
ELECTRICAL	1.40	22
GAS	.20	15
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	22
RDS/GNDS/SEC TOTAL	**.43**	**24**
RDS/GNDS TOTAL	.15	24
RDS/GNDS PAYRL	.11	2
RDS/GNDS CONTR	.13	23
RDS/GNDS OTHER	.06	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	20
SEC PAYROLL	.14	4
SEC CONTRACTS	.27	19
SEC OTHER	.01	4
ADMIN TOTAL	**.59**	**24**
PAYROLL	.30	12
MGMT FEES	.33	20
PROF FEES	.11	15
GEN OFC EXP	.07	15
OTHER ADM EXP	.04	13

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.25**	**19**
REAL ESTATE TAX	1.11	19
BUILDING INS	.11	19
PERS PROP TAX	.07	6
OTHER TAX		
LEASING EXPENSES	**2.03**	**16**
ADV/PROMOTION	.06	13
COMMISSIONS	.02	5
PROF FEES	.33	15
TENANT ALTS	2.41	11
BUY-OUTS	.12	3
OTHER LEASING	.04	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.58**	**21**
CLEANING	.22	5
REPAIR/MAINT	.30	14
RDS/GROUNDS	.11	2
SECURITY	.14	4
ADMINISTRATIVE	.30	12
TOTAL CONTRACTS	**.99**	**24**
CLEANING	.67	21
REPAIR/MAINT	.15	13
RDS/GROUNDS	.13	23
SECURITY	.27	19
ADMINISTRATIVE	.40	20

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Nashville, TN

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	84,615 SQ. FT.				84,615 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					12.86	12.61		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	12.86	12.61						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	13.66	12.84						
EXPENSE									
CLEANING	4	.84	.87	.68	1.05	.84	.87	.68	1.05
REPAIR-MAINT	3	.63	.56			.63	.56		
UTILITIES	4	2.11	1.69	1.26	2.23	2.11	1.69	1.26	2.23
RDS/GRNDS/SEC	4	.63	.72	.59	.84	.63	.72	.59	.84
ADMINISTRATIVE	4	.69	.65	.60	.71	.69	.65	.60	.71
TOTAL OPER EXP	3	4.96	5.01			4.96	5.01		
FIXED EXPENSES	3	1.25	1.38			1.25	1.38		
TOTAL OPER + FIX	2	6.06	5.79			6.06	5.79		
LEASING EXP	2	.56	.57						
TOTAL PAYROLL	3	.16	.09						
TOTAL CONTRACT	4	1.26	1.53	1.16	1.63				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9257	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	285	4
AVG % OFFICE OCCUPANCY	98.5	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.39	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.99	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.79	4
PAYROLL		
CONTRACT	.65	4
SUP/MAT/MISC	.08	4
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	.63	3
PAYROLL	.17	2
ELEVATOR		
HVAC	.19	3
ELECTRICAL	.04	3
STRUCT/ROOF	.02	2
PLUMBING	.02	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.22	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.11	4
ELECTRICAL	1.51	4
GAS	.20	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.39	4
RDS/GNDS/SEC TOTAL	.63	4
RDS/GNDS TOTAL	.62	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.47	4
RDS/GNDS OTHER	.14	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.69	4
PAYROLL		
MGMT FEES	.58	4
PROF FEES	.08	4
GEN OFC EXP	.01	2
OTHER ADM EXP	.03	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.25	3
REAL ESTATE TAX	1.08	3
BUILDING INS	.17	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.56	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.54	2
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.16	3
CLEANING		
REPAIR/MAINT	.17	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.26	4
CLEANING	.65	4
REPAIR/MAINT	.25	2
RDS/GROUNDS	.47	4
SECURITY		
ADMINISTRATIVE	.67	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	369,278 SQ. FT.				369,278 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					8.34	9.18	6.73	9.70
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	8.39	9.18	6.73	9.70				
NET PARKING INC									
MISCELLANEOUS	4	.16	.17	.09	.22				
TOTAL INCOME	6	8.50	9.27	6.99	9.85				
EXPENSE									
CLEANING	6	.73	.74	.66	.80	.73	.74	.66	.80
REPAIR-MAINT	6	.62	.45	.43	.83	.62	.45	.43	.83
UTILITIES	5	1.97	1.60	1.42	2.90	1.97	1.60	1.42	2.90
RDS/GRNDS/SEC	6	.35	.41	.15	.48	.35	.41	.15	.48
ADMINISTRATIVE	6	.39	.42	.21	.53	.39	.42	.21	.53
TOTAL OPER EXP	5	4.00	3.65	3.20	5.14	4.00	3.65	3.20	5.14
FIXED EXPENSES	6	.97	.95	.91	1.14	.97	.95	.91	1.14
TOTAL OPER + FIX	5	5.01	4.58	4.22	6.22	5.01	4.58	4.22	6.22
LEASING EXP	5	1.29	.63	.20	2.90				
TOTAL PAYROLL	4	.17	.19	.13	.20				
TOTAL CONTRACT	6	.89	.95	.71	1.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6426	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	316	6
AVG % OFFICE OCCUPANCY	78.3	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.76	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.99	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	5
PAYROLL		
CONTRACT	.54	5
SUP/MAT/MISC	.09	5
TRASH REMOVAL	.08	5
REPR/MAINT TOTAL	.49	5
PAYROLL	.17	4
ELEVATOR	.03	2
HVAC	.23	5
ELECTRICAL	.04	4
STRUCT/ROOF	.02	4
PLUMBING	.02	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.03	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.97	5
ELECTRICAL	1.73	5
GAS	.17	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	5
RDS/GNDS/SEC TOTAL	.35	6
RDS/GNDS TOTAL	.24	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.19	6
RDS/GNDS OTHER	.06	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.13	5
SEC PAYROLL		
SEC CONTRACTS	.13	5
SEC OTHER		
ADMIN TOTAL	.39	6
PAYROLL		
MGMT FEES	.32	6
PROF FEES	.07	5
GEN OFC EXP		
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.97	6
REAL ESTATE TAX	.85	6
BUILDING INS	.12	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.29	5
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.38	5
TENANT ALTS	1.13	4
BUY-OUTS	.05	2
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.17	4
CLEANING		
REPAIR/MAINT	.17	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.89	6
CLEANING	.54	5
REPAIR/MAINT	.21	4
RDS/GROUNDS	.19	6
SECURITY	.13	5
ADMINISTRATIVE	.38	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Nashville, TN

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,728,515 SQ. FT.				1,724,071 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					11.55	8.94	8.10	13.76
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	11.56	8.94	8.12	13.76				
NET PARKING INC	2	.12	.10						
MISCELLANEOUS	4	.10	.05	.03	.21				
TOTAL INCOME	7	11.65	9.01	8.12	13.79				
EXPENSE									
CLEANING	8	.86	.71	.64	1.02	.86	.72	.64	1.02
REPAIR-MAINT	8	.58	.55	.42	.59	.58	.56	.42	.59
UTILITIES	8	1.62	1.54	1.30	1.86	1.63	1.54	1.30	1.91
RDS/GRNDS/SEC	9	- .43	.26	.23	.41	.43	.26	.24	.41
ADMINISTRATIVE	9	.68	.80	.31	1.10	.68	.83	.31	1.10
TOTAL OPER EXP	8	4.22	4.08	3.72	4.86	4.23	4.16	3.72	4.86
FIXED EXPENSES	9	1.52	1.52	1.09	1.76	1.52	1.52	1.09	1.79
TOTAL OPER + FIX	8	5.80	5.75	5.41	6.01	5.81	5.75	5.41	6.12
LEASING EXP	7	2.36	1.47	.52	2.44				
TOTAL PAYROLL	9	.74	.79	.34	.90				
TOTAL CONTRACT	9	.94	.86	.48	.98				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10609	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	311	8
AVG % OFFICE OCCUPANCY	84.9	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.51	8
AVG NET PRKNG INC/STALL	59.11	2
RENTABLE/GROSS SQFT	.92	9

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.86	8	**UTILITIES TOTAL**	1.62	8	SECURITY TOTAL	.29	9	**FIXED EXP TOTAL**	1.32	8	**TOTAL PAYROLL**	.74	9
PAYROLL	.22	5	ELECTRICAL	1.39	8	SEC PAYROLL	.14	4	REAL ESTATE TAX	1.18	8	CLEANING	.22	5
CONTRACT	.72	7	GAS	.24	3	SEC CONTRACTS	.27	8	BUILDING INS	.11	8	REPAIR/MAINT	.34	6
SUP/MAT/MISC	.06	8	FUEL OIL			SEC OTHER	.01	3	PERS PROP TAX	.08	4	RDS/GROUNDS	.11	2
TRASH REMOVAL	.05	8	PURCH STEAM			**ADMIN TOTAL**	.68	9	OTHER TAX			SECURITY	.14	4
REPR/MAINT TOTAL	.58	8	PURCH CH WTR			PAYROLL	.34	7	**LEASING EXPENSES**	2.36	7	ADMINISTRATIVE	.34	7
PAYROLL	.34	6	COAL			MGMT FEES	.30	8	ADV/PROMOTION	.09	6	**TOTAL CONTRACTS**	.94	9
ELEVATOR	.06	8	WATER/SEWER	.12	8	PROF FEES	.15	4	COMMISSIONS	.02	4	CLEANING	.72	7
HVAC	.07	7	**RDS/GNDS/SEC TOTAL**	.42	9	GEN OFC EXP	.07	7	PROF FEES	.34	6	REPAIR/MAINT	.11	5
ELECTRICAL	.03	7	RDS/GNDS TOTAL	.13	9	OTHER ADM EXP	.05	7	TENANT ALTS	3.15	5	RDS/GROUNDS	.10	8
STRUCT/ROOF	.05	3	RDS/GNDS PAYRL	.11	2				BUY-OUTS			SECURITY	.27	8
PLUMBING	.02	7	RDS/GNDS CONTR	.10	8				OTHER LEASING	.04	5	ADMINISTRATIVE	.38	8
FIRE/LIFE SFTY	.02	7	RDS/GNDS OTHER	.04	2									
OTHER MAINT/SUP	.12	7												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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New Orleans, LA

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	4,019,211 SQ. FT.				3,882,343 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					9.19	9.43	6.06	10.99
RETAIL AREA	4	7.31	9.62	5.63	13.84				
OTHER AREA	2	47.36	46.06						
TOTAL RENT	6	9.29	9.57	6.10	10.98				
NET PARKING INC	4	1.08	1.15	.90	1.44				
MISCELLANEOUS	4	2.46	1.08	.12	3.28				
TOTAL INCOME	6	12.05	12.75	7.25	13.09				
EXPENSE									
CLEANING	8	.72	.61	.52	.74	.74	.61	.52	.77
REPAIR-MAINT	8	1.03	.93	.64	1.24	1.06	.95	.64	1.28
UTILITIES	8	1.54	1.69	1.10	2.09	1.55	1.70	1.26	2.09
RDS/GRNDS/SEC	8	.32	.33	.20	.54	.33	.35	.20	.54
ADMINISTRATIVE	8	.78	.74	.66	.93	.80	.74	.66	.98
TOTAL OPER EXP	8	4.39	4.31	3.71	5.18	4.55	4.41	3.85	5.45
FIXED EXPENSES	6	2.03	2.08	1.74	2.39	2.12	2.13	1.87	2.41
TOTAL OPER + FIX	6	6.66	7.05	5.58	8.25	6.95	7.19	6.00	8.32
LEASING EXP	5	1.24	.49	.15	2.87				
TOTAL PAYROLL	8	1.06	1.17	.77	1.46				
TOTAL CONTRACT	8	.71	.63	.55	.78				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14010	7
AVG SQFT/RETAIL TENANT	1678	5
AVG SQFT/OFFICE WORKER	257	5
AVG % OFFICE OCCUPANCY	76.1	8
AVG % RETAIL OCCUPANCY	63.7	5
AVG $ RATE YR-END RENT	12.96	3
AVG NET PRKNG INC/STALL	1209.71	4
RENTABLE/GROSS SQFT	.96	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.72	8	**UTILITIES TOTAL**	1.61	7	SECURITY TOTAL	.32	8	**FIXED EXP TOTAL**	2.03	6	**TOTAL PAYROLL**	1.06	8
PAYROLL	.22	2	ELECTRICAL	1.49	7	SEC PAYROLL	.60	4	REAL ESTATE TAX	1.69	6	CLEANING	.22	2
CONTRACT	.55	8	GAS	.06	5	SEC CONTRACTS	.15	7	BUILDING INS	.20	8	REPAIR/MAINT	.58	4
SUP/MAT/MISC	.06	4	FUEL OIL			SEC OTHER	.01	2	PERS PROP TAX	.26	3	RDS/GROUNDS		
TRASH REMOVAL	.05	7	PURCH STEAM			**ADMIN TOTAL**	.78	8	OTHER TAX			SECURITY	.60	4
REPR/MAINT TOTAL	1.03	8	PURCH CH WTR			PAYROLL	.40	8	**LEASING EXPENSES**	1.24	5	ADMINISTRATIVE	.40	8
PAYROLL	.58	4	COAL			MGMT FEES	.26	5	ADV/PROMOTION	.11	3	**TOTAL CONTRACTS**	.71	8
ELEVATOR	.23	8	WATER/SEWER	.09	7	PROF FEES	.03	3	COMMISSIONS	.06	2	CLEANING	.55	8
HVAC	.10	7	**RDS/GNDS/SEC TOTAL**	.32	8	GEN OFC EXP	.12	3	PROF FEES	.65	3	REPAIR/MAINT		
ELECTRICAL	.06	5	RDS/GNDS TOTAL	.01	3	OTHER ADM EXP	.11	4	TENANT ALTS	1.26	3	RDS/GROUNDS	.01	2
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.15	7
PLUMBING	.03	3	RDS/GNDS CONTR	01	2				OTHER LEASING			ADMINISTRATIVE	.26	5
FIRE/LIFE SFTY	.01	5	RDS/GNDS OTHER											
OTHER MAINT/SUP	.22	8												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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New Orleans, LA

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	545,167 SQ. FT.				529,106 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					9.88	8.86		
RETAIL AREA	2	16.25	13.84						
OTHER AREA									
TOTAL RENT	2	10.17	9.46						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	10.63	10.04						
EXPENSE									
CLEANING	3	.56	.58			.58	.56		
REPAIR-MAINT	3	.91	.78			.93	.78		
UTILITIES	3	2.10	1.83			2.17	1.83		
RDS/GRNDS/SEC	3	.50	.48			.52	.48		
ADMINISTRATIVE	3	.82	.90			.84	.91		
TOTAL OPER EXP	3	4.89	4.49			5.04	4.99		
FIXED EXPENSES	3	2.38	2.39			2.46	2.41		
TOTAL OPER + FIX	3	7.27	7.76			7.49	7.76		
LEASING EXP									
TOTAL PAYROLL	3	1.32	1.42						
TOTAL CONTRACT	3	.61	.58						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7365	3
AVG SQFT/RETAIL TENANT	1196	2
AVG SQFT/OFFICE WORKER	227	2
AVG % OFFICE OCCUPANCY	89.1	3
AVG % RETAIL OCCUPANCY	81.9	2
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.85	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.56	3
PAYROLL		
CONTRACT	.49	3
SUP/MAT/MISC		
TRASH REMOVAL	.07	3
REPR/MAINT TOTAL	.91	3
PAYROLL		
ELEVATOR	.34	3
HVAC	.04	3
ELECTRICAL	.04	3
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.20	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.10	3
ELECTRICAL	1.83	3
GAS	.15	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	3
RDS/GNDS/SEC TOTAL	.56	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.50	3
SEC PAYROLL	.52	2
SEC CONTRACTS	.12	3
SEC OTHER		
ADMIN TOTAL	.82	3
PAYROLL	.70	3
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.38	3
REAL ESTATE TAX	1.28	3
BUILDING INS	.37	3
PERS PROP TAX	1.00	2
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.32	3
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.52	2
ADMINISTRATIVE	.70	3
TOTAL CONTRACTS	.61	3
CLEANING	.49	3
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.12	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	2,814,021 SQ. FT.				2,693,431 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					8.71	8.25		
RETAIL AREA	2	5.94	5.63						
OTHER AREA	2	47.36	46.06						
TOTAL RENT	3	8.82	8.72						
NET PARKING INC	2	.92	.94						
MISCELLANEOUS	3	2.56	3.18						
TOTAL INCOME	3	12.11	13.09						
EXPENSE									
CLEANING	3	.68	.70			.71	.74		
REPAIR-MAINT	3	.99	1.07			1.03	1.12		
UTILITIES	3	1.28	1.17			1.28	1.17		
RDS/GRNDS/SEC	3	.17	.19			.18	.19		
ADMINISTRATIVE	3	.77	.69			.80	.69		
TOTAL OPER EXP	3	3.87	3.85			4.04	4.13		
FIXED EXPENSES	2	1.93	1.91			2.04	2.03		
TOTAL OPER + FIX	2	5.99	5.96			6.34	6.31		
LEASING EXP	3	.59	.29						
TOTAL PAYROLL	3	.80	.65						
TOTAL CONTRACT	3	.69	.64						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20359	2
AVG SQFT/RETAIL TENANT	1876	2
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	71.1	3
AVG % RETAIL OCCUPANCY	60.9	2
AVG $ RATE YR-END RENT	13.27	2
AVG NET PRKNG INC/STALL	1260.90	2
RENTABLE/GROSS SQFT	.99	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.68	3
PAYROLL		
CONTRACT	.52	3
SUP/MAT/MISC	.07	2
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	.99	3
PAYROLL	.47	2
ELEVATOR	.22	3
HVAC	.12	3
ELECTRICAL	.06	2
STRUCT/ROOF		
PLUMBING	.03	2
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.20	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.28	2
ELECTRICAL	1.21	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	2
RDS/GNDS/SEC TOTAL	.17	3
RDS/GNDS TOTAL	.01	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.16	3
SEC PAYROLL		
SEC CONTRACTS	.16	3
SEC OTHER		
ADMIN TOTAL	.77	3
PAYROLL	.38	3
MGMT FEES	.24	3
PROF FEES	.02	2
GEN OFC EXP	.12	2
OTHER ADM EXP	.07	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.93	2
REAL ESTATE TAX	1.72	2
BUILDING INS	.17	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.59	3
ADV/PROMOTION	.12	2
COMMISSIONS	.06	2
PROF FEES	.62	2
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.80	3
CLEANING		
REPAIR/MAINT	.47	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.38	3
TOTAL CONTRACTS	.69	3
CLEANING	.52	3
REPAIR/MAINT		
RDS/GROUNDS	.01	2
SECURITY	.16	3
ADMINISTRATIVE	.26	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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New York, NY

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	53 BLDS	44,290,981 SQ. FT.				40,494,033 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	31					31.30	30.87	20.97	37.17
RETAIL AREA	20	27.02	22.22	10.32	39.71				
OTHER AREA	11	11.12	6.69	1.33	10.94				
TOTAL RENT	45	29.35	29.95	20.97	35.34				
NET PARKING INC	8	.55	.50						
MISCELLANEOUS	36	2.30	.62	.27	2.17				
TOTAL INCOME	45	31.57	31.32	21.69	38.56				
EXPENSE									
CLEANING	51	2.59	2.53	2.00	3.15	2.70	2.68	2.03	3.19
REPAIR-MAINT	52	2.92	2.25	1.72	2.75	3.04	2.27	1.87	2.90
UTILITIES	52	3.24	3.24	2.40	3.95	3.26	3.29	2.44	3.96
RDS/GRNDS/SEC	47	.93	.63	.22	1.06	1.03	.71	.23	1.23
ADMINISTRATIVE	53	.98	.83	.56	1.24	1.07	.85	.58	1.37
TOTAL OPER EXP	49	10.60	9.13	7.80	11.45	11.67	9.80	8.11	12.40
FIXED EXPENSES	51	7.38	9.06	6.80	9.89	8.10	9.38	7.07	10.48
TOTAL OPER + FIX	48	17.88	18.19	16.27	20.46	19.72	19.19	17.25	21.82
LEASING EXP	42	.73	.31	.07	.90				
TOTAL PAYROLL	52	2.56	1.62	1.03	3.57				
TOTAL CONTRACT	50	2.80	2.79	1.71	3.32				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16552	43
AVG SQFT/RETAIL TENANT	4270	37
AVG SQFT/OFFICE WORKER	248	20
AVG % OFFICE OCCUPANCY	93.5	50
AVG % RETAIL OCCUPANCY	94.5	38
AVG $ RATE YR-END RENT	30.83	18
AVG NET PRKNG INC/STALL	3202.96	8
RENTABLE/GROSS SQFT	.90	30

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**2.60**	**50**
PAYROLL	1.00	32
CONTRACT	1.54	48
SUP/MAT/MISC	.18	42
TRASH REMOVAL	.32	42
REPR/MAINT TOTAL	**2.93**	**51**
PAYROLL	1.05	49
ELEVATOR	.44	51
HVAC	.24	49
ELECTRICAL	.32	47
STRUCT/ROOF	.66	30
PLUMBING	.05	35
FIRE/LIFE SFTY	.05	22
OTHER MAINT/SUP	.50	50

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**3.26**	**50**
ELECTRICAL	2.59	50
GAS	.02	14
FUEL OIL	.02	7
PURCH STEAM	.57	48
PURCH CH WTR	.10	3
COAL		
WATER/SEWER	.10	45
RDS/GNDS/SEC TOTAL	**.92**	**45**
RDS/GNDS TOTAL	.11	30
RDS/GNDS PAYRL	.01	18
RDS/GNDS CONTR	.03	16
RDS/GNDS OTHER	.09	24

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.85	44
SEC PAYROLL	.62	32
SEC CONTRACTS	.33	27
SEC OTHER	.09	30
ADMIN TOTAL	**1.00**	**50**
PAYROLL	.41	40
MGMT FEES	.38	37
PROF FEES	.17	38
GEN OFC EXP	.32	33
OTHER ADM EXP	.19	40

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**7.40**	**50**
REAL ESTATE TAX	7.02	50
BUILDING INS	.35	48
PERS PROP TAX		
OTHER TAX	.12	15
LEASING EXPENSES	**.73**	**42**
ADV/PROMOTION	.23	19
COMMISSIONS	.10	8
PROF FEES	.19	21
TENANT ALTS	.41	22
BUY-OUTS		
OTHER LEASING	.51	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.56**	**52**
CLEANING	1.00	32
REPAIR/MAINT	1.05	49
RDS/GROUNDS	.01	18
SECURITY	.62	32
ADMINISTRATIVE	.41	40
TOTAL CONTRACTS	**2.80**	**50**
CLEANING	1.54	48
REPAIR/MAINT	1.51	23
RDS/GROUNDS	.03	16
SECURITY	.33	27
ADMINISTRATIVE	.42	43

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,075,337 SQ. FT.				1,040,764 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					32.06	31.62	30.88	35.28
RETAIL AREA	2	19.23	16.56						
OTHER AREA									
TOTAL RENT	5	31.46	31.82	30.41	33.45				
NET PARKING INC									
MISCELLANEOUS	3	.67	.45						
TOTAL INCOME	5	34.16	32.56	31.18	38.29				
EXPENSE									
CLEANING	5	2.60	2.53	2.25	2.96	2.68	2.77	2.37	2.99
REPAIR-MAINT	5	1.79	1.72	1.48	2.29	1.84	1.85	1.48	2.47
UTILITIES	4	2.07	2.05	1.41	3.22	2.09	2.05	1.43	3.22
RDS/GRNDS/SEC	5	.50	.43	.28	.68	.52	.47	.30	.68
ADMINISTRATIVE	5	1.53	1.62	1.14	1.74	1.58	1.68	1.20	1.84
TOTAL OPER EXP	4	8.59	8.69	7.80	9.98	8.80	8.69	7.91	10.64
FIXED EXPENSES	5	8.89	8.93	7.20	9.57	9.18	9.38	7.80	9.72
TOTAL OPER + FIX	4	17.83	17.99	17.00	19.01	18.27	17.99	17.26	20.17
LEASING EXP	4	3.11	2.04	1.07	5.36				
TOTAL PAYROLL	5	2.22	1.70	1.21	3.93				
TOTAL CONTRACT	4	2.06	2.59	1.28	2.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15523	4
AVG SQFT/RETAIL TENANT	4657	2
AVG SQFT/OFFICE WORKER	371	3
AVG % OFFICE OCCUPANCY	84.7	5
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	31.93	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.95	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**2.60**	**5**
PAYROLL	2.56	2
CONTRACT	1.55	4
SUP/MAT/MISC	.01	2
TRASH REMOVAL	.36	5
REPR/MAINT TOTAL	**1.79**	**5**
PAYROLL	.91	4
ELEVATOR	.32	5
HVAC	.13	5
ELECTRICAL	.06	4
STRUCT/ROOF	.01	2
PLUMBING	.05	4
FIRE/LIFE SFTY	.12	3
OTHER MAINT/SUP	.52	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.93**	**3**
ELECTRICAL	1.59	3
GAS		
FUEL OIL		
PURCH STEAM	.27	3
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	**.50**	**5**
RDS/GNDS TOTAL	.06	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.47	5
SEC PAYROLL	.68	2
SEC CONTRACTS	.34	3
SEC OTHER		
ADMIN TOTAL	**1.53**	**5**
PAYROLL	.89	2
MGMT FEES	.71	5
PROF FEES	.15	5
GEN OFC EXP	.18	4
OTHER ADM EXP	.08	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**8.89**	**5**
REAL ESTATE TAX	8.66	5
BUILDING INS	.22	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**3.11**	**4**
ADV/PROMOTION	.17	3
COMMISSIONS		
PROF FEES	.32	2
TENANT ALTS	2.10	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.22**	**5**
CLEANING	2.56	2
REPAIR/MAINT	.91	4
RDS/GROUNDS		
SECURITY	.68	2
ADMINISTRATIVE	.89	2
TOTAL CONTRACTS	**2.06**	**4**
CLEANING	1.55	4
REPAIR/MAINT	.50	2
RDS/GROUNDS		
SECURITY	.34	3
ADMINISTRATIVE	.86	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

New York, NY

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	11 BLDS	4,498,571 SQ. FT.				4,319,763 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					28.50	24.42	19.27	40.37
RETAIL AREA	6	27.25	18.59	10.32	40.08				
OTHER AREA	3	9.68	9.95						
TOTAL RENT	9	28.25	23.84	19.98	39.84				
NET PARKING INC									
MISCELLANEOUS	8	.67	.54	.27	.84				
TOTAL INCOME	9	28.94	24.46	20.77	40.23				
EXPENSE									
CLEANING	11	2.64	2.80	2.03	3.20	2.72	3.03	2.04	3.38
REPAIR-MAINT	11	2.12	2.07	1.60	2.39	2.18	2.22	1.62	2.49
UTILITIES	11	2.87	2.75	2.31	3.33	2.93	2.92	2.40	3.33
RDS/GRNDS/SEC	9	.29	.16	.07	.57	.30	.18	.08	.60
ADMINISTRATIVE	11	1.19	.94	.70	1.41	1.24	.94	.75	1.47
TOTAL OPER EXP	11	9.06	8.93	7.17	10.79	9.44	9.74	7.45	10.83
FIXED EXPENSES	11	8.28	9.39	7.08	10.12	8.62	9.97	7.22	10.52
TOTAL OPER + FIX	11	17.34	17.92	17.35	19.08	18.06	17.92	17.48	20.19
LEASING EXP	10	1.03	.17	.04	2.14				
TOTAL PAYROLL	10	1.21	.98	.69	2.21				
TOTAL CONTRACT	10	2.73	3.01	2.83	3.17				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14035	8
AVG SQFT/RETAIL TENANT	4077	6
AVG SQFT/OFFICE WORKER	304	5
AVG % OFFICE OCCUPANCY	90.5	11
AVG % RETAIL OCCUPANCY	49.8	6
AVG $ RATE YR-END RENT	32.40	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.91	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	2.75	10
PAYROLL	.53	3
CONTRACT	2.32	10
SUP/MAT/MISC	.07	7
TRASH REMOVAL	.34	7
REPR/MAINT TOTAL	2.21	10
PAYROLL	.95	9
ELEVATOR	.30	10
HVAC	.31	9
ELECTRICAL	.08	9
STRUCT/ROOF	.33	4
PLUMBING	.06	9
FIRE/LIFE SFTY	.07	7
OTHER MAINT/SUP	.47	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	3.00	10
ELECTRICAL	2.36	10
GAS	.04	3
FUEL OIL		
PURCH STEAM	.65	8
PURCH CH WTR	.13	2
COAL		
WATER/SEWER	.07	8
RDS/GNDS/SEC TOTAL	.25	8
RDS/GNDS TOTAL	.03	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	3
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	7
SEC PAYROLL		
SEC CONTRACTS	.26	7
SEC OTHER	.01	3
ADMIN TOTAL	1.23	10
PAYROLL	.33	7
MGMT FEES	.37	10
PROF FEES	.42	10
GEN OFC EXP	.09	10
OTHER ADM EXP	.12	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	8.51	10
REAL ESTATE TAX	8.19	10
BUILDING INS	.20	8
PERS PROP TAX		
OTHER TAX	.23	7
LEASING EXPENSES	1.03	10
ADV/PROMOTION	.14	7
COMMISSIONS	.05	4
PROF FEES	.58	5
TENANT ALTS	.91	5
BUY-OUTS		
OTHER LEASING	.56	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.21	10
CLEANING	.53	3
REPAIR/MAINT	.95	9
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.33	7
TOTAL CONTRACTS	2.73	10
CLEANING	2.32	10
REPAIR/MAINT	.38	2
RDS/GROUNDS	.03	3
SECURITY	.26	7
ADMINISTRATIVE	.77	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	14 BLDS	17,528,659 SQ. FT.				16,419,124 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					33.64	32.14	24.78	40.02
RETAIL AREA	4	32.29	28.72	12.61	42.91				
OTHER AREA									
TOTAL RENT	12	28.30	28.91	20.93	37.37				
NET PARKING INC									
MISCELLANEOUS	8	1.35	1.40	.23	2.51				
TOTAL INCOME	12	29.25	29.73	22.12	38.75				
EXPENSE									
CLEANING	13	2.37	2.48	1.87	2.90	2.46	2.50	1.87	3.02
REPAIR-MAINT	13	2.44	2.67	1.85	3.03	2.54	2.74	1.93	3.14
UTILITIES	14	3.58	3.38	2.98	4.12	3.62	3.52	3.03	4.11
RDS/GRNDS/SEC	11	.93	1.03	.59	1.19	1.00	1.12	.66	1.24
ADMINISTRATIVE	14	.70	.62	.46	.84	.75	.64	.54	.85
TOTAL OPER EXP	12	9.83	9.97	8.08	11.66	10.59	10.68	8.57	12.88
FIXED EXPENSES	13	9.31	9.09	7.62	10.18	9.96	10.11	7.94	11.03
TOTAL OPER + FIX	11	19.10	19.11	16.16	21.09	20.63	21.58	17.41	22.70
LEASING EXP	9	.32	.28	.13	.57				
TOTAL PAYROLL	14	2.28	1.67	1.13	3.58				
TOTAL CONTRACT	13	2.38	2.17	1.09	3.76				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16615	11
AVG SQFT/RETAIL TENANT	8063	9
AVG SQFT/OFFICE WORKER	239	10
AVG % OFFICE OCCUPANCY	95.7	14
AVG % RETAIL OCCUPANCY	98.1	10
AVG $ RATE YR-END RENT	33.01	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	2.37	13
PAYROLL	1.60	5
CONTRACT	1.50	12
SUP/MAT/MISC	.12	11
TRASH REMOVAL	.32	11
REPR/MAINT TOTAL	2.44	13
PAYROLL	1.01	13
ELEVATOR	.47	13
HVAC	.31	12
ELECTRICAL	.19	12
STRUCT/ROOF	.03	2
PLUMBING	.03	9
FIRE/LIFE SFTY	.05	7
OTHER MAINT/SUP	.45	13

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	3.58	14
ELECTRICAL	2.91	14
GAS	.03	6
FUEL OIL	.02	3
PURCH STEAM	.53	14
PURCH CH WTR		
COAL		
WATER/SEWER	.12	12
RDS/GNDS/SEC TOTAL	.90	10
RDS/GNDS TOTAL	.10	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	6
RDS/GNDS OTHER	.10	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.82	10
SEC PAYROLL	.63	8
SEC CONTRACTS	.21	6
SEC OTHER	.16	8
ADMIN TOTAL	.73	12
PAYROLL	.32	8
MGMT FEES	.37	8
PROF FEES	.17	7
GEN OFC EXP	.15	10
OTHER ADM EXP	.12	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	9.31	13
REAL ESTATE TAX	9.03	13
BUILDING INS	.25	13
PERS PROP TAX		
OTHER TAX	.08	6
LEASING EXPENSES	.32	9
ADV/PROMOTION	.06	3
COMMISSIONS	.12	3
PROF FEES	.12	6
TENANT ALTS	.23	7
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.28	14
CLEANING	1.60	5
REPAIR/MAINT	1.01	13
RDS/GROUNDS		
SECURITY	.53	8
ADMINISTRATIVE	.32	8
TOTAL CONTRACTS	2.38	13
CLEANING	1.50	12
REPAIR/MAINT	.98	7
RDS/GROUNDS	.05	6
SECURITY	.21	6
ADMINISTRATIVE	.37	11

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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New York, NY

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,561,936 SQ. FT.				1,546,229 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					19.34	18.52	14.51	23.27
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	19.13	18.52	14.13	23.27				
NET PARKING INC									
MISCELLANEOUS	5	2.55	.31	.03	3.88				
TOTAL INCOME	8	20.05	20.01	14.38	23.43				
EXPENSE									
CLEANING	8	1.27	.93	.89	1.32	1.29	.96	.89	1.32
REPAIR-MAINT	9	.88	.74	.56	.98	.89	.74	.56	.98
UTILITIES	7	2.70	2.39	1.96	2.90	2.73	2.50	1.97	2.90
RDS/GRNDS/SEC	9	.52	.40	.26	.58	.52	.40	.26	.60
ADMINISTRATIVE	9	.92	.91	.78	.98	.93	.91	.80	.98
TOTAL OPER EXP	6	6.35	5.53	4.60	7.45	6.44	5.70	4.60	7.45
FIXED EXPENSES	9	4.25	4.30	3.23	4.82	4.29	4.30	3.23	4.82
TOTAL OPER + FIX	6	10.38	8.99	8.41	11.75	10.53	8.99	8.67	11.75
LEASING EXP	4	2.26	.52	.36	1.99				
TOTAL PAYROLL	9	.69	.75	.37	.80				
TOTAL CONTRACT	9	1.53	1.34	.90	2.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17657	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	262	4
AVG % OFFICE OCCUPANCY	91.9	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.27**	**8**
PAYROLL	.17	3
CONTRACT	1.02	8
SUP/MAT/MISC	.66	5
TRASH REMOVAL	.19	8
REPR/MAINT TOTAL	**.88**	**9**
PAYROLL	.26	4
ELEVATOR	.10	7
HVAC	.19	9
ELECTRICAL	.04	7
STRUCT/ROOF	.15	6
PLUMBING	.05	5
FIRE/LIFE SFTY	.04	5
OTHER MAINT/SUP	.34	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.70**	**7**
ELECTRICAL	2.61	7
GAS	.06	2
FUEL OIL	.06	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	7
RDS/GNDS/SEC TOTAL	**.52**	**9**
RDS/GNDS TOTAL	.25	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.23	8
RDS/GNDS OTHER	.04	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.55	4
SEC PAYROLL		
SEC CONTRACTS	.55	4
SEC OTHER		
ADMIN TOTAL	**.92**	**9**
PAYROLL	.65	7
MGMT FEES	.31	8
PROF FEES	.05	6
GEN OFC EXP	.05	6
OTHER ADM EXP	.12	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.25**	**9**
REAL ESTATE TAX	3.90	9
BUILDING INS	.35	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**2.26**	**4**
ADV/PROMOTION	.24	3
COMMISSIONS		
PROF FEES	.72	2
TENANT ALTS	2.13	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.69**	**9**
CLEANING	.17	3
REPAIR/MAINT	.26	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.65	7
TOTAL CONTRACTS	**1.53**	**9**
CLEANING	1.02	8
REPAIR/MAINT	.49	3
RDS/GROUNDS	.23	8
SECURITY	.55	4
ADMINISTRATIVE	.30	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	765,785 SQ. FT.				750,078 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					13.39	13.55		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	13.05	12.80						
NET PARKING INC									
MISCELLANEOUS	2	3.88	3.88						
TOTAL INCOME	3	15.14	13.25						
EXPENSE									
CLEANING	4	1.02	.93	.89	1.19	1.04	.96	.89	1.21
REPAIR-MAINT	4	1.00	.92	.74	1.17	1.02	.92	.74	1.21
UTILITIES	4	1.91	1.96	1.31	2.38	1.95	1.97	1.31	2.44
RDS/GRNDS/SEC	4	.77	.56	.49	1.14	.79	.60	.49	1.16
ADMINISTRATIVE	4	.85	.89	.81	.92	.87	.89	.83	.92
TOTAL OPER EXP	4	5.54	5.30	4.32	6.72	5.66	5.48	4.32	6.90
FIXED EXPENSES	4	3.54	4.33	3.25	4.36	3.62	4.33	3.31	4.36
TOTAL OPER + FIX	4	9.09	8.69	8.30	10.36	9.28	8.82	8.54	10.36
LEASING EXP									
TOTAL PAYROLL	4	.61	.76	.56	.76				
TOTAL CONTRACT	4	1.88	1.66	1.06	2.63				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.02**	**4**
PAYROLL	.17	3
CONTRACT	.74	4
SUP/MAT/MISC	.05	3
TRASH REMOVAL	.12	3
REPR/MAINT TOTAL	**1.00**	**4**
PAYROLL	.26	3
ELEVATOR	.11	4
HVAC	.30	4
ELECTRICAL	.04	4
STRUCT/ROOF	.17	4
PLUMBING	.03	3
FIRE/LIFE SFTY	.04	4
OTHER MAINT/SUP	.10	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.91**	**4**
ELECTRICAL	1.85	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	4
RDS/GNDS/SEC TOTAL	**.77**	**4**
RDS/GNDS TOTAL	.22	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.20	4
RDS/GNDS OTHER	.03	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.55	4
SEC PAYROLL		
SEC CONTRACTS	.55	4
SEC OTHER		
ADMIN TOTAL	**.85**	**4**
PAYROLL	.41	3
MGMT FEES	.45	3
PROF FEES	.05	4
GEN OFC EXP	.04	3
OTHER ADM EXP	.15	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.54**	**4**
REAL ESTATE TAX	3.41	4
BUILDING INS	.13	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.61**	**4**
CLEANING	.17	3
REPAIR/MAINT	.26	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.41	3
TOTAL CONTRACTS	**1.88**	**4**
CLEANING	.74	4
REPAIR/MAINT	.49	3
RDS/GROUNDS	.20	4
SECURITY	.55	4
ADMINISTRATIVE	.41	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Newark, NJ

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	25 BLDS	2,797,197 SQ. FT.				2,783,725 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					14.12	10.03	8.16	19.35
RETAIL AREA									
OTHER AREA									
TOTAL RENT	14	14.11	10.29	8.19	19.35				
NET PARKING INC									
MISCELLANEOUS	6	.77	.93	.18	1.30				
TOTAL INCOME	14	14.32	11.50	8.65	19.42				
EXPENSE									
CLEANING	23	1.08	1.03	.90	1.16	1.08	1.03	.90	1.16
REPAIR-MAINT	24	1.22	1.01	.77	1.28	1.23	1.01	.77	1.28
UTILITIES	23	1.80	1.66	1.11	2.14	1.81	1.66	1.11	2.33
RDS/GRNDS/SEC	21	.56	.41	.30	.63	.56	.41	.30	.63
ADMINISTRATIVE	25	.75	.48	.10	.86	.76	.48	.10	.86
TOTAL OPER EXP	23	5.75	5.00	3.61	5.53	5.78	5.00	3.61	5.53
FIXED EXPENSES	25	2.08	2.06	1.66	2.48	2.09	2.06	1.66	2.48
TOTAL OPER + FIX	23	7.91	6.75	5.99	7.65	7.95	6.75	5.99	7.65
LEASING EXP	15	.91	.59	.12	1.24				
TOTAL PAYROLL	23	.90	.58	.45	1.01				
TOTAL CONTRACT	25	1.61	.96	.81	1.77				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18572	24
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	323	23
AVG % OFFICE OCCUPANCY	91.7	24
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.42	11
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.98	23

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.08**	**23**
PAYROLL	.17	8
CONTRACT	.78	23
SUP/MAT/MISC	.09	21
TRASH REMOVAL	.14	23
REPR/MAINT TOTAL	**1.22**	**24**
PAYROLL	.48	17
ELEVATOR	.08	20
HVAC	.17	23
ELECTRICAL	.17	23
STRUCT/ROOF	.12	14
PLUMBING	.04	20
FIRE/LIFE SFTY	.04	23
OTHER MAINT/SUP	.31	23

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.80**	**23**
ELECTRICAL	1.60	23
GAS	.12	14
FUEL OIL	.04	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	23
RDS/GNDS/SEC TOTAL	**.56**	**21**
RDS/GNDS TOTAL	.27	19
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	18
RDS/GNDS OTHER	.14	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	15
SEC PAYROLL		
SEC CONTRACTS	.32	14
SEC OTHER	.04	12
ADMIN TOTAL	**.75**	**25**
PAYROLL	.42	19
MGMT FEES	.46	11
PROF FEES	.14	13
GEN OFC EXP	.06	22
OTHER ADM EXP	.18	20

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.08**	**25**
REAL ESTATE TAX	1.93	25
BUILDING INS	.18	19
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.91**	**15**
ADV/PROMOTION	.06	8
COMMISSIONS		
PROF FEES	.55	5
TENANT ALTS	.86	9
BUY-OUTS		
OTHER LEASING	.19	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.90**	**23**
CLEANING	.17	8
REPAIR/MAINT	.48	17
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.42	19
TOTAL CONTRACTS	**1.61**	**25**
CLEANING	.78	23
REPAIR/MAINT	.65	13
RDS/GROUNDS	.18	18
SECURITY	.32	14
ADMINISTRATIVE	.36	18

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	369,645 SQ. FT.				356,173 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					8.85	9.00	7.23	10.03
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	9.92	9.77	7.27	11.76				
NET PARKING INC									
MISCELLANEOUS	3	1.20	1.21						
TOTAL INCOME	5	10.64	11.17	7.73	12.37				
EXPENSE									
CLEANING	4	1.18	1.10	1.03	1.31	1.24	1.10	1.03	1.44
REPAIR-MAINT	4	1.21	1.16	.94	1.47	1.27	1.16	.94	1.62
UTILITIES	4	1.78	1.70	1.63	1.90	1.86	1.70	1.63	2.08
RDS/GRNDS/SEC	5	.50	.36	.30	.70	.52	.36	.30	.79
ADMINISTRATIVE	5	.69	.79	.48	.82	.72	.79	.54	.82
TOTAL OPER EXP	4	5.48	5.05	4.90	5.94	5.73	5.05	4.90	6.55
FIXED EXPENSES	5	1.49	1.66	1.12	1.73	1.54	1.66	1.23	1.73
TOTAL OPER + FIX	4	7.06	6.78	6.61	7.43	7.38	6.78	6.61	8.15
LEASING EXP	4	.23	.15	.12	.38				
TOTAL PAYROLL	4	.55	.30	.23	.81				
TOTAL CONTRACT	5	1.62	1.77	.83	2.07				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9155	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	245	4
AVG % OFFICE OCCUPANCY	79.7	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.47	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	1.00	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.18**	**4**
PAYROLL		
CONTRACT	.92	4
SUP/MAT/MISC	.04	4
TRASH REMOVAL	.22	4
REPR/MAINT TOTAL	**1.21**	**4**
PAYROLL	.52	4
ELEVATOR	.10	4
HVAC	.21	4
ELECTRICAL	.08	4
STRUCT/ROOF	.02	3
PLUMBING	.01	4
FIRE/LIFE SFTY	.06	4
OTHER MAINT/SUP	.21	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.78**	**4**
ELECTRICAL	1.61	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.17	4
RDS/GNDS/SEC TOTAL	**.50**	**5**
RDS/GNDS TOTAL	.37	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.33	5
RDS/GNDS OTHER	.11	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.33	2
SEC PAYROLL		
SEC CONTRACTS	.27	2
SEC OTHER		
ADMIN TOTAL	**.69**	**5**
PAYROLL		
MGMT FEES	.46	5
PROF FEES	.03	3
GEN OFC EXP	.13	4
OTHER ADM EXP	.07	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.49**	**5**
REAL ESTATE TAX	1.35	5
BUILDING INS	.19	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.23**	**4**
ADV/PROMOTION	.14	3
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.55**	**4**
CLEANING		
REPAIR/MAINT	.52	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**1.62**	**5**
CLEANING	.92	4
REPAIR/MAINT	.48	4
RDS/GROUNDS	.33	5
SECURITY	.27	2
ADMINISTRATIVE	.48	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Newark, NJ

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	14 BLDS	2,033,922 SQ. FT.				2,033,922 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					15.24	17.13	8.93	20.70
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	15.31	17.13	8.93	20.70				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	7	15.33	17.13	8.93	20.70				
EXPENSE									
CLEANING	13	.97	.92	.87	1.10	.97	.92	.87	1.10
REPAIR-MAINT	14	1.01	.95	.72	1.08	1.01	.95	.72	1.08
UTILITIES	13	1.61	1.15	1.01	2.35	1.61	1.15	1.01	2.35
RDS/GRNDS/SEC	14	.57	.47	.29	.67	.57	.47	.29	.67
ADMINISTRATIVE	14	.46	.30	.10	.49	.46	.30	.10	.49
TOTAL OPER EXP	13	4.72	3.71	3.50	5.35	4.72	3.71	3.50	5.35
FIXED EXPENSES	14	2.24	2.31	2.06	2.55	2.24	2.31	2.06	2.55
TOTAL OPER + FIX	13	7.05	6.09	5.87	7.65	7.05	6.09	5.87	7.65
LEASING EXP	5	.83	1.11	.05	1.51				
TOTAL PAYROLL	13	.89	.58	.57	1.01				
TOTAL CONTRACT	14	1.06	.92	.77	1.08				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20187	13
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	321	13
AVG % OFFICE OCCUPANCY	92.3	13
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	19.86	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	13

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.97	13
PAYROLL	.17	8
CONTRACT	.65	13
SUP/MAT/MISC	.11	11
TRASH REMOVAL	.14	13
REPR/MAINT TOTAL	1.01	14
PAYROLL	.48	13
ELEVATOR	.08	12
HVAC	.11	13
ELECTRICAL	.08	13
STRUCT/ROOF	.15	9
PLUMBING	.03	12
FIRE/LIFE SFTY	.04	13
OTHER MAINT/SUP	.17	13

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.61	13
ELECTRICAL	1.40	13
GAS	.15	10
FUEL OIL	.04	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	13
RDS/GNDS/SEC TOTAL	.57	14
RDS/GNDS TOTAL	.25	12
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	11
RDS/GNDS OTHER	.15	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	13
SEC PAYROLL		
SEC CONTRACTS	.32	12
SEC OTHER	.03	11
ADMIN TOTAL	.46	14
PAYROLL	.28	12
MGMT FEES	.42	4
PROF FEES	.22	4
GEN OFC EXP	.02	12
OTHER ADM EXP	.03	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.24	14
REAL ESTATE TAX	2.07	14
BUILDING INS	.18	13
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.83	5
ADV/PROMOTION	.02	3
COMMISSIONS		
PROF FEES	.70	2
TENANT ALTS	.50	4
BUY-OUTS		
OTHER LEASING	.13	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.89	13
CLEANING	.17	8
REPAIR/MAINT	.48	13
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.28	12
TOTAL CONTRACTS	1.06	14
CLEANING	.65	13
REPAIR/MAINT	.24	3
RDS/GROUNDS	.14	11
SECURITY	.32	12
ADMINISTRATIVE	.36	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Norfolk, VA

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	10 BLDS	1,938,109 SQ. FT.				1,915,659 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					11.98	10.47	8.81	15.83
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	12.01	10.65	8.83	15.91				
NET PARKING INC	4	1.15	.64	.21	1.63				
MISCELLANEOUS	6	.29	.03	.02	.04				
TOTAL INCOME	9	12.78	13.76	9.36	16.00				
EXPENSE									
CLEANING	10	.70	.72	.64	.87	.71	.72	.65	.87
REPAIR-MAINT	10	.99	.95	.84	1.15	1.00	.95	.84	1.18
UTILITIES	10	1.48	1.62	1.27	1.85	1.49	1.62	1.27	1.85
RDS/GRNDS/SEC	10	.37	.33	.22	.45	.38	.33	.22	.47
ADMINISTRATIVE	10	.64	.58	.31	.83	.64	.58	.31	.83
TOTAL OPER EXP	10	4.17	4.12	3.55	4.78	4.22	4.18	3.55	4.78
FIXED EXPENSES	8	1.43	1.41	.85	1.79	1.45	1.44	.88	1.79
TOTAL OPER + FIX	8	5.51	5.43	4.83	6.42	5.56	5.54	4.83	6.42
LEASING EXP	10	.32	.24	.05	.47				
TOTAL PAYROLL	10	.76	.53	.48	1.33				
TOTAL CONTRACT	10	.79	.92	.77	1.03				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5251	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	78.7	7
AVG % RETAIL OCCUPANCY	93.5	2
AVG $ RATE YR-END RENT	15.51	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.70	10
PAYROLL	.34	4
CONTRACT	.40	10
SUP/MAT/MISC	.07	9
TRASH REMOVAL	.06	6
REPR/MAINT TOTAL	.98	10
PAYROLL	.46	9
ELEVATOR	.19	10
HVAC	.11	10
ELECTRICAL	.02	9
STRUCT/ROOF	.06	9
PLUMBING	.02	9
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.24	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.48	10
ELECTRICAL	1.36	10
GAS	.10	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	10
RDS/GNDS/SEC TOTAL	.37	10
RDS/GNDS TOTAL	.05	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	8
RDS/GNDS OTHER	.02	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	9
SEC PAYROLL	.09	4
SEC CONTRACTS	.36	9
SEC OTHER	.02	2
ADMIN TOTAL	.64	10
PAYROLL	.19	8
MGMT FEES	.31	10
PROF FEES	.02	7
GEN OFC EXP	.02	9
OTHER ADM EXP	.11	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.43	8
REAL ESTATE TAX	1.29	8
BUILDING INS	.14	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.32	10
ADV/PROMOTION	.07	6
COMMISSIONS		
PROF FEES	.25	10
TENANT ALTS	.01	7
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.76	10
CLEANING	.34	4
REPAIR/MAINT	.46	9
RDS/GROUNDS		
SECURITY	.09	4
ADMINISTRATIVE	.19	8
TOTAL CONTRACTS	.79	10
CLEANING	.40	10
REPAIR/MAINT	.17	3
RDS/GROUNDS	.04	8
SECURITY	.36	9
ADMINISTRATIVE	.33	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Norfolk, VA

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,036,135 SQ. FT.				1,033,306 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					13.49	15.14	6.05	19.05
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	13.55	15.14	6.18	19.12				
NET PARKING INC	2	.22	.21						
MISCELLANEOUS	3	.03	.03						
TOTAL INCOME	5	13.66	15.16	6.33	19.21				
EXPENSE									
CLEANING	5	.76	.73	.61	.91	.76	.73	.62	.91
REPAIR-MAINT	5	.85	.89	.71	.95	.85	.89	.71	.95
UTILITIES	5	1.45	1.34	.99	2.35	1.46	1.34	1.00	2.35
RDS/GRNDS/SEC	5	.25	.22	.11	.47	.25	.22	.11	.47
ADMINISTRATIVE	5	.57	.71	.37	.81	.57	.71	.37	.81
TOTAL OPER EXP	5	3.88	3.55	3.34	5.12	3.69	3.55	3.36	5.12
FIXED EXPENSES	5	1.38	1.49	.85	1.79	1.38	1.49	.86	1.79
TOTAL OPER + FIX	5	5.26	5.49	4.38	6.50	5.27	5.49	4.40	6.50
LEASING EXP	5	.23	.23	.04	.48				
TOTAL PAYROLL	5	.74	.51	.49	.94				
TOTAL CONTRACT	5	.78	.92	.60	.99				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	86.6	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	5
PAYROLL		
CONTRACT	.46	5
SUP/MAT/MISC	.07	5
TRASH REMOVAL	.07	5
REPR/MAINT TOTAL	.85	5
PAYROLL	.36	5
ELEVATOR	.18	5
HVAC	.13	5
ELECTRICAL	.02	5
STRUCT/ROOF	.07	5
PLUMBING	.01	5
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.07	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.45	5
ELECTRICAL	1.36	5
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	5
RDS/GNDS/SEC TOTAL	.25	5
RDS/GNDS TOTAL	.04	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	5
RDS/GNDS OTHER	.02	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	4
SEC PAYROLL	.04	3
SEC CONTRACTS	.27	4
SEC OTHER		
ADMIN TOTAL	.57	5
PAYROLL	.19	5
MGMT FEES	.29	5
PROF FEES	.01	3
GEN OFC EXP	.01	4
OTHER ADM EXP	.07	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.38	5
REAL ESTATE TAX	1.24	5
BUILDING INS	.14	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.23	5
ADV/PROMOTION	.01	4
COMMISSIONS		
PROF FEES	.21	5
TENANT ALTS	.01	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.74	5
CLEANING		
REPAIR/MAINT	.36	5
RDS/GROUNDS		
SECURITY	.04	3
ADMINISTRATIVE	.19	5
TOTAL CONTRACTS	.78	5
CLEANING	.46	5
REPAIR/MAINT	.19	2
RDS/GROUNDS	.03	5
SECURITY	.27	4
ADMINISTRATIVE	.29	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Oakland, CA

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	16 BLDS	2,966,232 SQ. FT.				2,859,697 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	14					14.84	14.72	10.62	18.32
RETAIL AREA	7	19.76	19.20	14.02	25.34				
OTHER AREA									
TOTAL RENT	14	14.88	14.55	10.83	18.68				
NET PARKING INC	10	.69	.67	.34	.94				
MISCELLANEOUS	9	.08	.06	.03	.15				
TOTAL INCOME	14	15.41	15.41	11.28	19.37				
EXPENSE									
CLEANING	15	1.13	1.09	.83	1.27	1.07	1.08	.70	1.27
REPAIR-MAINT	16	1.35	1.19	.93	1.82	1.40	1.29	.93	1.82
UTILITIES	14	1.77	1.82	1.53	2.06	1.66	1.73	1.50	2.16
RDS/GRNDS/SEC	16	.53	.44	.20	.68	.55	.45	.20	.70
ADMINISTRATIVE	16	1.15	1.10	.77	1.34	1.19	1.15	.77	1.38
TOTAL OPER EXP	14	5.93	5.74	5.09	6.92	6.20	6.01	5.25	7.24
FIXED EXPENSES	13	2.53	2.41	2.27	2.45	2.65	2.47	2.38	2.81
TOTAL OPER + FIX	13	8.48	8.22	7.03	9.70	8.87	8.79	7.50	10.16
LEASING EXP	11	2.90	.40	.05	4.18				
TOTAL PAYROLL	13	.95	.88	.46	1.21				
TOTAL CONTRACT	16	1.58	1.38	1.04	1.73				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8767	14
AVG SQFT/RETAIL TENANT	1808	8
AVG SQFT/OFFICE WORKER	297	9
AVG % OFFICE OCCUPANCY	79.9	14
AVG % RETAIL OCCUPANCY	81.9	8
AVG $ RATE YR-END RENT	21.91	8
AVG NET PRKNG INC/STALL	689.78	9
RENTABLE/GROSS SQFT	.84	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.13	16
PAYROLL	.24	4
CONTRACT	.94	16
SUP/MAT/MISC	.09	15
TRASH REMOVAL	.06	16
REPR/MAINT TOTAL	1.35	16
PAYROLL	.73	8
ELEVATOR	.29	16
HVAC	.31	16
ELECTRICAL	.06	15
STRUCT/ROOF	.05	8
PLUMBING	.02	16
FIRE/LIFE SFTY	.05	13
OTHER MAINT/SUP	.25	16

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.77	14
ELECTRICAL	1.64	14
GAS	.10	13
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	14
RDS/GNDS/SEC TOTAL	.53	16
RDS/GNDS TOTAL	.18	15
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.17	15
RDS/GNDS OTHER	.02	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	16
SEC PAYROLL		
SEC CONTRACTS	.35	14
SEC OTHER	.05	10
ADMIN TOTAL	1.15	16
PAYROLL	.52	13
MGMT FEES	.40	16
PROF FEES	.04	12
GEN OFC EXP	.21	10
OTHER ADM EXP	.13	13

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.54	12
REAL ESTATE TAX	2.17	12
BUILDING INS	.33	12
PERS PROP TAX		
OTHER TAX	.15	4
LEASING EXPENSES	2.90	11
ADV/PROMOTION	.05	6
COMMISSIONS	.38	4
PROF FEES	1.00	8
TENANT ALTS	2.52	8
BUY-OUTS		
OTHER LEASING	.11	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.95	13
CLEANING	.24	4
REPAIR/MAINT	.73	8
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.52	13
TOTAL CONTRACTS	1.58	16
CLEANING	.94	16
REPAIR/MAINT	.27	9
RDS/GROUNDS	.17	15
SECURITY	.35	14
ADMINISTRATIVE	.43	16

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Oakland, CA

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,152,469 SQ. FT.				1,090,112 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					15.25	15.71	8.61	24.10
RETAIL AREA	2	16.65	17.18						
OTHER AREA									
TOTAL RENT	5	14.97	14.32	9.30	24.10				
NET PARKING INC	4	.66	.52	.34	.88				
MISCELLANEOUS	3	.05	.04						
TOTAL INCOME	5	15.59	15.45	9.83	24.31				
EXPENSE									
CLEANING	6	1.03	1.14	.83	1.27	.87	.92	.70	1.27
REPAIR-MAINT	6	1.23	1.19	.93	1.35	1.30	1.29	.93	1.49
UTILITIES	5	1.71	1.79	1.53	1.93	1.44	1.59	1.29	1.93
RDS/GRNDS/SEC	6	.61	.58	.19	.68	.64	.61	.19	.74
ADMINISTRATIVE	6	1.14	1.20	.63	1.58	1.21	1.24	.69	1.74
TOTAL OPER EXP	5	5.67	5.88	5.13	6.92	6.25	6.26	5.37	7.24
FIXED EXPENSES	5	2.82	2.42	2.35	3.42	3.00	2.56	2.38	3.72
TOTAL OPER+FIX	5	8.69	9.52	7.52	9.70	9.25	9.70	7.82	10.45
LEASING EXP	3	1.69	.05						
TOTAL PAYROLL	5	1.18	1.14	.75	1.39				
TOTAL CONTRACT	6	1.43	1.38	1.13	1.46				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12127	5
AVG SQFT/RETAIL TENANT	2096	3
AVG SQFT/OFFICE WORKER	326	5
AVG % OFFICE OCCUPANCY	89.1	5
AVG % RETAIL OCCUPANCY	87.9	3
AVG $ RATE YR-END RENT	22.18	5
AVG NET PRKNG INC/STALL	778.28	3
RENTABLE/GROSS SQFT	.80	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.03**	**6**	**UTILITIES TOTAL**	**1.71**	**5**	SECURITY TOTAL	.47	6	**FIXED EXP TOTAL**	**2.88**	**4**	**TOTAL PAYROLL**	**1.18**	**5**
PAYROLL			ELECTRICAL	1.61	5	SEC PAYROLL			REAL ESTATE TAX	2.43	4	CLEANING		
CONTRACT	.81	6	GAS	.07	4	SEC CONTRACTS	.45	6	BUILDING INS	.37	4	REPAIR/MAINT	.76	4
SUP/MAT/MISC	.09	5	FUEL OIL			SEC OTHER	.03	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	6	PURCH STEAM			**ADMIN TOTAL**	**1.14**	**6**	OTHER TAX	.12	2	SECURITY		
REPR/MAINT TOTAL	**1.23**	**6**	PURCH CH WTR			PAYROLL	.39	5	**LEASING EXPENSES**	**1.69**	**3**	ADMINISTRATIVE	.39	5
PAYROLL	.76	4	COAL			MGMT FEES	.53	6	ADV/PROMOTION	.02	3	**TOTAL CONTRACTS**	**1.43**	**6**
ELEVATOR	.20	6	WATER/SEWER	.04	5	PROF FEES	.05	3	COMMISSIONS			CLEANING	.81	6
HVAC	.13	6	**RDS/GNDS/SEC TOTAL**	**.61**	**6**	GEN OFC EXP	.34	3	PROF FEES			REPAIR/MAINT	.18	2
ELECTRICAL	.03	6	RDS/GNDS TOTAL	.19	5	OTHER ADM EXP	.07	4	TENANT ALTS			RDS/GROUNDS	.16	5
STRUCT/ROOF	.01	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.45	6
PLUMBING	.01	6	RDS/GNDS CONTR	.16	5				OTHER LEASING			ADMINISTRATIVE	.56	6
FIRE/LIFE SFTY	.03	4	RDS/GNDS OTHER											
OTHER MAINT/SUP	.24	6												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,450,859 SQ. FT.				1,445,932 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					13.87	13.80		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	13.91	13.83						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	14.30	14.20						
EXPENSE									
CLEANING	3	1.28	1.25			1.28	1.26		
REPAIR-MAINT	3	1.52	2.01			1.53	2.02		
UTILITIES	2	1.74	1.78			1.74	1.78		
RDS/GRNDS/SEC	3	.52	.56			.52	.56		
ADMINISTRATIVE	3	1.21	1.30			1.22	1.31		
TOTAL OPER EXP	2	6.22	6.32			6.25	6.35		
FIXED EXPENSES	2	2.45	2.45			2.46	2.46		
TOTAL OPER+FIX	2	8.66	8.76			8.70	8.81		
LEASING EXP	2	4.01	4.15						
TOTAL PAYROLL	3	.87	.88						
TOTAL CONTRACT	3	1.81	1.73						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10625	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	277	2
AVG % OFFICE OCCUPANCY	71.2	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.87	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.28**	**3**	**UTILITIES TOTAL**	**1.74**	**2**	SECURITY TOTAL	.33	3	**FIXED EXP TOTAL**	**2.45**	**2**	**TOTAL PAYROLL**	**.87**	**3**
PAYROLL			ELECTRICAL	1.60	2	SEC PAYROLL			REAL ESTATE TAX	2.12	2	CLEANING		
CONTRACT	1.14	3	GAS	.10	2	SEC CONTRACTS	.28	3	BUILDING INS	.32	2	REPAIR/MAINT		
SUP/MAT/MISC	.08	3	FUEL OIL			SEC OTHER	.07	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	3	PURCH STEAM			**ADMIN TOTAL**	**1.21**	**3**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.52**	**3**	PURCH CH WTR			PAYROLL	.65	3	**LEASING EXPENSES**	**4.01**	**2**	ADMINISTRATIVE	.65	3
PAYROLL			COAL			MGMT FEES	.30	3	ADV/PROMOTION	.07	2	**TOTAL CONTRACTS**	**1.81**	**3**
ELEVATOR	.38	3	WATER/SEWER	.04	2	PROF FEES	.02	2	COMMISSIONS			CLEANING	1.14	3
HVAC	.46	3	**RDS/GNDS/SEC TOTAL**	**.52**	**3**	GEN OFC EXP	.18	2	PROF FEES	1.11	2	REPAIR/MAINT	.30	2
ELECTRICAL	.07	3	RDS/GNDS TOTAL	.19	3	OTHER ADM EXP	.21	2	TENANT ALTS	2.53	2	RDS/GROUNDS	.19	3
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.28	3
PLUMBING	.02	3	RDS/GNDS CONTR	.19	3				OTHER LEASING	.13	2	ADMINISTRATIVE	.31	3
FIRE/LIFE SFTY	.07	3	RDS/GNDS OTHER											
OTHER MAINT/SUP	.30	3												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Oakland, CA

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	43 BLDS	4,632,065 SQ. FT.				4,533,051 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	25					15.55	14.44	9.48	20.07
RETAIL AREA	3	21.89	21.11						
OTHER AREA									
TOTAL RENT	25	15.59	14.35	9.48	20.38				
NET PARKING INC	4	.27	.15						
MISCELLANEOUS	8	.20	.07	.05	.35				
TOTAL INCOME	25	15.86	14.54	9.48	21.44				
EXPENSE									
CLEANING	34	1.37	.99	.78	1.10	1.38	.99	.78	1.10
REPAIR-MAINT	34	1.75	.96	.55	1.27	1.76	.96	.55	1.29
UTILITIES	32	2.74	1.90	1.82	2.18	2.75	1.90	1.82	2.18
RDS/GRNDS/SEC	43	.89	.51	.31	.61	.90	.51	.31	.62
ADMINISTRATIVE	43	1.03	.89	.50	1.17	1.05	.89	.50	1.17
TOTAL OPER EXP	32	8.04	5.48	4.47	6.11	8.24	5.54	4.47	6.16
FIXED EXPENSES	40	2.19	1.68	.86	2.50	2.24	1.68	.86	2.50
TOTAL OPER+FIX	32	10.31	7.62	5.84	8.22	10.57	7.62	5.84	8.37
LEASING EXP	20	1.86	.89	.26	1.23				
TOTAL PAYROLL	38	.75	.76	.26	.78				
TOTAL CONTRACT	42	2.01	1.17	.89	1.41				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9073	39
AVG SQFT/RETAIL TENANT	2324	3
AVG SQFT/OFFICE WORKER	337	28
AVG % OFFICE OCCUPANCY	88.1	42
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	16.65	21
AVG NET PRKNG INC/STALL	240.31	3
RENTABLE/GROSS SQFT	.96	41

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.40	33
PAYROLL		
CONTRACT	1.07	31
SUP/MAT/MISC	.09	12
TRASH REMOVAL	.34	29
REPR/MAINT TOTAL	1.75	34
PAYROLL	.63	8
ELEVATOR	.15	33
HVAC	.60	33
ELECTRICAL	.14	31
STRUCT/ROOF	.02	23
PLUMBING	.02	13
FIRE/LIFE SFTY	.04	25
OTHER MAINT/SUP	.67	32

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.81	29
ELECTRICAL	2.40	29
GAS	.30	27
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	28
RDS/GNDS/SEC TOTAL	.90	42
RDS/GNDS TOTAL	.32	42
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.28	42
RDS/GNDS OTHER	.07	18

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.62	34
SEC PAYROLL	.23	17
SEC CONTRACTS	.35	33
SEC OTHER	.25	23
ADMIN TOTAL	1.03	43
PAYROLL	.42	37
MGMT FEES	.38	26
PROF FEES	.12	26
GEN OFC EXP	.27	36
OTHER ADM EXP	.13	33

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.19	40
REAL ESTATE TAX	1.88	40
BUILDING INS	.23	37
PERS PROP TAX		
OTHER TAX	.21	17
LEASING EXPENSES	1.86	20
ADV/PROMOTION	.10	17
COMMISSIONS	.38	10
PROF FEES	.45	17
TENANT ALTS	1.59	15
BUY-OUTS		
OTHER LEASING	.03	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.75	38
CLEANING		
REPAIR/MAINT	.63	8
RDS/GROUNDS		
SECURITY	.23	17
ADMINISTRATIVE	.42	37
TOTAL CONTRACTS	2.01	42
CLEANING	1.07	31
REPAIR/MAINT	1.20	22
RDS/GROUNDS	.28	42
SECURITY	.35	33
ADMINISTRATIVE	.34	41

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	58,871 SQ. FT.				58,871 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					11.69	10.03		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	11.69	10.03						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	11.69	10.03						
EXPENSE									
CLEANING	3	.82	.84			.82	.84		
REPAIR-MAINT	3	.68	.56			.68	.56		
UTILITIES	3	1.76	1.81			1.76	1.81		
RDS/GRNDS/SEC	3	.23	.16			.23	.16		
ADMINISTRATIVE	3	.39	.13			.39	.13		
TOTAL OPER EXP	3	3.87	3.74			3.87	3.74		
FIXED EXPENSES	3	1.13	.75			1.13	.75		
TOTAL OPER+FIX	3	5.00	4.49			5.00	4.49		
LEASING EXP	3	.44	.34						
TOTAL PAYROLL									
TOTAL CONTRACT	3	.96	.91						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1679	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	300	2
AVG % OFFICE OCCUPANCY	85.6	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.82	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.90	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.82	3
PAYROLL		
CONTRACT	.61	3
SUP/MAT/MISC		
TRASH REMOVAL	.20	3
REPR/MAINT TOTAL	.68	3
PAYROLL		
ELEVATOR	.06	2
HVAC	.36	3
ELECTRICAL	.09	3
STRUCT/ROOF		
PLUMBING	.05	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.18	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.76	3
ELECTRICAL	1.60	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	3
RDS/GNDS/SEC TOTAL	.23	3
RDS/GNDS TOTAL	.22	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.21	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.01	3
SEC PAYROLL		
SEC CONTRACTS	.01	2
SEC OTHER		
ADMIN TOTAL	.39	3
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP	.15	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.13	3
REAL ESTATE TAX	.92	3
BUILDING INS	.22	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.44	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.21	3
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.96	3
CLEANING	.61	3
REPAIR/MAINT	.19	2
RDS/GROUNDS	.21	3
SECURITY	.01	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Oakland, CA

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,326,867 SQ. FT.				1,309,894 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					17.25	18.24	13.57	22.13
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	17.32	18.24	13.47	22.53				
NET PARKING INC									
MISCELLANEOUS	5	.17	.06	.04	.35				
TOTAL INCOME	7	17.60	18.37	13.66	23.09				
EXPENSE									
CLEANING	7	.90	.99	.76	1.10	.90	.99	.76	1.10
REPAIR-MAINT	7	.90	.59	.55	1.24	.91	.59	.55	1.29
UTILITIES	7	2.01	1.89	1.77	2.18	2.01	1.89	1.77	2.18
RDS/GRNDS/SEC	7	.60	.58	.54	.68	.61	.58	.54	.71
ADMINISTRATIVE	7	.95	.89	.82	1.09	.96	.89	.82	1.09
TOTAL OPER EXP	7	5.37	5.38	4.90	6.06	5.43	5.49	4.90	6.06
FIXED EXPENSES	7	2.09	2.04	1.59	2.42	2.11	2.04	1.59	2.50
TOTAL OPER + FIX	7	7.45	7.53	7.12	8.22	7.55	7.53	7.12	8.31
LEASING EXP	4	.72	.79	.37	1.15				
TOTAL PAYROLL	6	.71	.77	.50	.78				
TOTAL CONTRACT	7	1.30	1.34	1.24	1.38				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4613	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	291	6
AVG % OFFICE OCCUPANCY	81.7	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.15	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.90	7
PAYROLL		
CONTRACT	.72	7
SUP/MAT/MISC	.07	7
TRASH REMOVAL	.11	7
REPR/MAINT TOTAL	.90	7
PAYROLL	.59	3
ELEVATOR	.11	7
HVAC	.22	7
ELECTRICAL	.06	6
STRUCT/ROOF	.02	5
PLUMBING	.03	6
FIRE/LIFE SFTY	.03	6
OTHER MAINT/SUP	.19	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.01	7
ELECTRICAL	1.77	7
GAS	.17	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	6
RDS/GNDS/SEC TOTAL	.60	7
RDS/GNDS TOTAL	.28	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.20	7
RDS/GNDS OTHER	.10	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.32	7
SEC PAYROLL		
SEC CONTRACTS	.26	7
SEC OTHER	.03	3
ADMIN TOTAL	.95	7
PAYROLL	.37	6
MGMT FEES	.42	7
PROF FEES	.03	5
GEN OFC EXP	.11	5
OTHER ADM EXP	.10	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.09	7
REAL ESTATE TAX	1.55	7
BUILDING INS	.37	6
PERS PROP TAX		
OTHER TAX	.56	2
LEASING EXPENSES	.72	4
ADV/PROMOTION	.05	4
COMMISSIONS		
PROF FEES	.29	3
TENANT ALTS	.54	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.71	6
CLEANING		
REPAIR/MAINT	.59	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.37	6
TOTAL CONTRACTS	1.30	7
CLEANING	.72	7
REPAIR/MAINT	.30	3
RDS/GROUNDS	.20	7
SECURITY	.26	7
ADMINISTRATIVE	.44	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,012,208 SQ. FT.				1,012,208 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					14.79	14.91		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	14.79	14.91						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	14.91	15.02						
EXPENSE									
CLEANING	2	1.12	1.13			1.12	1.13		
REPAIR-MAINT	2	1.24	1.23			1.24	1.23		
UTILITIES	2	2.07	2.06			2.07	2.06		
RDS/GRNDS/SEC	3	.46	.57			.46	.57		
ADMINISTRATIVE	3	.72	1.02			.72	1.02		
TOTAL OPER EXP	2	6.18	6.16			6.18	6.16		
FIXED EXPENSES	2	1.46	1.46			1.46	1.46		
TOTAL OPER + FIX	2	7.64	7.62			7.64	7.62		
LEASING EXP									
TOTAL PAYROLL	3	.64	.30						
TOTAL CONTRACT	2	.74	.79						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7816	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	287	2
AVG % OFFICE OCCUPANCY	92.9	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.50	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.94	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.24	2
PAYROLL		
ELEVATOR	.27	2
HVAC		
ELECTRICAL	.06	2
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.13	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.30	2
RDS/GNDS TOTAL	.07	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	2
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	2
SEC PAYROLL		
SEC CONTRACTS	.19	2
SEC OTHER		
ADMIN TOTAL	.72	3
PAYROLL	.55	2
MGMT FEES	.32	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.46	2
REAL ESTATE TAX	1.22	2
BUILDING INS	.24	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.64	3
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.55	2
TOTAL CONTRACTS	.74	2
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS	.05	2
SECURITY	.19	2
ADMINISTRATIVE	.33	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Oklahoma City, OK

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,585,439 SQ. FT.				1,551,052 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					8.05	7.75		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	8.12	7.75						
NET PARKING INC	3	.53	.53						
MISCELLANEOUS	3	.17	.16						
TOTAL INCOME	4	8.75	7.75						
EXPENSE									
CLEANING	5	.56	.57	.43	.75	.57	.57	.44	.75
REPAIR-MAINT	5	.83	.65	.60	1.60	.85	.65	.62	1.60
UTILITIES	5	1.23	1.29	1.16	1.54	1.26	1.33	1.20	1.54
RDS/GRNDS/SEC	5	.30	.20	.13	.70	.30	.21	.13	.70
ADMINISTRATIVE	5	.51	.47	.41	.72	.52	.48	.43	.72
TOTAL OPER EXP	5	3.43	3.39	2.97	5.08	3.50	3.39	3.06	5.08
FIXED EXPENSES	5	.74	.70	.46	1.09	.76	.72	.48	1.09
TOTAL OPER+FIX	5	4.17	3.93	3.58	6.02	4.26	3.93	3.69	6.02
LEASING EXP	4	.56	.44						
TOTAL PAYROLL	5	.79	.81	.48	2.00				
TOTAL CONTRACT	5	.64	62	.44	.97				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8176	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	389	2
AVG % OFFICE OCCUPANCY	67.6	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.60	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.91	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.56	5
PAYROLL		
CONTRACT	.53	5
SUP/MAT/MISC	.02	4
TRASH REMOVAL	.01	4
REPR/MAINT TOTAL	.83	5
PAYROLL	.35	5
ELEVATOR	.16	5
HVAC	.08	4
ELECTRICAL	.03	4
STRUCT/ROOF	.01	3
PLUMBING	.02	3
FIRE/LIFE SFTY	.04	4
OTHER MAINT/SUP	.18	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.23	5
ELECTRICAL	.97	5
GAS	.07	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	5
RDS/GNDS/SEC TOTAL	.30	5
RDS/GNDS TOTAL	.04	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	5
SEC PAYROLL	.27	4
SEC CONTRACTS	.14	2
SEC OTHER		
ADMIN TOTAL	.51	5
PAYROLL	.19	5
MGMT FEES	.24	3
PROF FEES	.05	2
GEN OFC EXP	07	5
OTHER ADM EXP	.03	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.74	5
REAL ESTATE TAX	.61	5
BUILDING INS	.12	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.56	4
ADV/PROMOTION	.08	3
COMMISSIONS		
PROF FEES	.05	4
TENANT ALTS	.34	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.79	5
CLEANING		
REPAIR/MAINT	.35	5
RDS/GROUNDS		
SECURITY	.27	4
ADMINISTRATIVE	.19	5
TOTAL CONTRACTS	.64	5
CLEANING	.53	5
REPAIR/MAINT		
RDS/GROUNDS	.04	3
SECURITY	.14	2
ADMINISTRATIVE	.24	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	1,577,486 SQ. FT.				1,562,946 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	14					8.96	8.70	6.87	9.78
RETAIL AREA									
OTHER AREA									
TOTAL RENT	14	8.89	8.70	6.87	9.72				
NET PARKING INC	7	.12	.10	.08	.17				
MISCELLANEOUS	12	.29	.04	.02	.25				
TOTAL INCOME	14	9.21	8.88	6.88	10.18				
EXPENSE									
CLEANING	14	.65	.64	.57	.74	.65	.64	.57	.74
REPAIR-MAINT	14	.80	.58	.44	.86	.81	.58	.44	.86
UTILITIES	14	1.57	1.58	1.40	1.69	1.57	1.53	1.40	1.69
RDS/GRNDS/SEC	14	.25	.22	.17	.36	.26	.22	.17	.36
ADMINISTRATIVE	14	.74	.66	.43	.99	.74	.66	.44	1.01
TOTAL OPER EXP	14	4.01	3.63	3.19	4.34	4.05	3.63	3.19	4.41
FIXED EXPENSES	14	.61	.53	.43	.63	.61	.53	.43	.64
TOTAL OPER+FIX	14	4.62	4.17	3.65	4.99	4.67	4.17	3.65	5.07
LEASING EXP	14	.91	.20	.12	.77				
TOTAL PAYROLL	14	.50	.45	.27	.69				
TOTAL CONTRACT	14	.85	.82	.64	1.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3963	14
AVG SQFT/RETAIL TENANT	2211	2
AVG SQFT/OFFICE WORKER	311	6
AVG % OFFICE OCCUPANCY	83.9	14
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	11.14	11
AVG NET PRKNG INC/STALL	35.01	6
RENTABLE/GROSS SQFT	.96	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.65	14
PAYROLL		
CONTRACT	.62	13
SUP/MAT/MISC	.02	11
TRASH REMOVAL	.03	11
REPR/MAINT TOTAL	.80	14
PAYROLL	.27	14
ELEVATOR	.14	13
HVAC	.16	14
ELECTRICAL	.04	14
STRUCT/ROOF	.02	9
PLUMBING	.01	14
FIRE/LIFE SFTY	.02	12
OTHER MAINT/SUP	.15	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.57	14
ELECTRICAL	1.44	14
GAS	.12	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	14
RDS/GNDS/SEC TOTAL	.25	14
RDS/GNDS TOTAL	.16	11
RDS/GNDS PAYRL	.01	3
RDS/GNDS CONTR	.14	11
RDS/GNDS OTHER	.02	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.12	14
SEC PAYROLL		
SEC CONTRACTS	.12	14
SEC OTHER	.01	8
ADMIN TOTAL	.74	14
PAYROLL	.34	8
MGMT FEES	.34	14
PROF FEES	.05	11
GEN OFC EXP	.07	14
OTHER ADM EXP	.10	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.61	14
REAL ESTATE TAX	.47	14
BUILDING INS	.12	14
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.91	14
ADV/PROMOTION	.05	12
COMMISSIONS	.05	6
PROF FEES	.20	11
TENANT ALTS	.32	7
BUY-OUTS		
OTHER LEASING	.18	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.50	14
CLEANING		
REPAIR/MAINT	.27	14
RDS/GROUNDS	.01	3
SECURITY		
ADMINISTRATIVE	.34	8
TOTAL CONTRACTS	.85	14
CLEANING	.62	13
REPAIR/MAINT	.18	3
RDS/GROUNDS	.14	11
SECURITY	.12	14
ADMINISTRATIVE	.38	14

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Oklahoma City, OK

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	371,742 SQ. FT.				368,979 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					8.20	8.22	5.38	10.72
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	8.18	8.22	5.36	10.66				
NET PARKING INC									
MISCELLANEOUS	5	.11	.05	.03	.22				
TOTAL INCOME	5	8.31	8.41	5.52	10.73				
EXPENSE									
CLEANING	5	.60	.57	.46	.74	.60	.57	.46	.74
REPAIR-MAINT	5	.67	.52	.37	.92	.67	.52	.37	.93
UTILITIES	5	1.55	1.55	1.35	1.74	1.55	1.55	1.35	1.74
RDS/GRNDS/SEC	5	.30	.25	.22	.40	.30	.25	.22	.41
ADMINISTRATIVE	5	.67	.63	.48	.97	.67	.63	.49	.97
TOTAL OPER EXP	5	3.79	3.50	3.09	4.58	3.82	3.50	3.09	4.65
FIXED EXPENSES	5	.49	.44	.40	.57	.49	.44	.40	.58
TOTAL OPER + FIX	5	4.28	4.02	3.49	5.11	4.31	4.02	3.49	5.19
LEASING EXP	5	.10	.12	.09	.37				
TOTAL PAYROLL	5	.53	.42	.35	.76				
TOTAL CONTRACT	5	.87	.78	.48	1.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3374	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	260	3
AVG % OFFICE OCCUPANCY	84.1	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.28	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.97	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.60**	**5**
PAYROLL		
CONTRACT	.59	4
SUP/MAT/MISC	.04	3
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	**.67**	**5**
PAYROLL	.37	5
ELEVATOR	.07	4
HVAC	.10	5
ELECTRICAL	.03	5
STRUCT/ROOF	.05	4
PLUMBING	.01	5
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.07	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.55**	**5**
ELECTRICAL	1.48	5
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	5
RDS/GNDS/SEC TOTAL	**.30**	**5**
RDS/GNDS TOTAL	.24	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.22	5
RDS/GNDS OTHER	.03	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.06	5
SEC PAYROLL		
SEC CONTRACTS	.05	5
SEC OTHER	.01	2
ADMIN TOTAL	**.67**	**5**
PAYROLL	.18	3
MGMT FEES	.33	5
PROF FEES	.05	4
GEN OFC EXP	.09	5
OTHER ADM EXP	.11	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.49**	**5**
REAL ESTATE TAX	.41	5
BUILDING INS	.08	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.19**	**5**
ADV/PROMOTION	.02	3
COMMISSIONS		
PROF FEES	.08	5
TENANT ALTS	.16	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.53**	**5**
CLEANING		
REPAIR/MAINT	.37	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.18	3
TOTAL CONTRACTS	**.87**	**5**
CLEANING	.59	4
REPAIR/MAINT	.18	3
RDS/GROUNDS	.22	5
SECURITY	.05	5
ADMINISTRATIVE	.38	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	874,178 SQ. FT.				862,399 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					9.85	9.19	7.52	10.88
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	9.71	9.19	7.52	10.62				
NET PARKING INC	4	.13	.14	.10	.17				
MISCELLANEOUS	3	.53	.64						
TOTAL INCOME	5	10.22	9.36	7.56	11.39				
EXPENSE									
CLEANING	5	.70	.67	.60	.76	.70	.66	.60	.76
REPAIR-MAINT	5	.91	.49	.44	1.19	.93	.49	.44	1.22
UTILITIES	5	1.64	1.62	1.40	1.81	1.64	1.62	1.40	1.81
RDS/GRNDS/SEC	5	.25	.18	.11	.32	.26	.18	.11	.33
ADMINISTRATIVE	5	.84	.99	.38	1.05	.85	.99	.38	1.07
TOTAL OPER EXP	5	4.35	3.79	3.25	4.90	4.41	3.79	3.25	5.02
FIXED EXPENSES	5	.68	.58	.51	.77	.69	.58	.51	.79
TOTAL OPER + FIX	5	5.03	4.26	3.81	5.68	5.10	4.26	3.81	5.81
LEASING EXP	5	1.52	.88	.45	4.17				
TOTAL PAYROLL	5	.54	.64	.18	.70				
TOTAL CONTRACT	5	.88	.85	.69	.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4245	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	326	3
AVG % OFFICE OCCUPANCY	87.6	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.34	4
AVG NET PRKNG INC/STALL	43.65	3
RENTABLE/GROSS SQFT	.95	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.70**	**5**
PAYROLL		
CONTRACT	.65	5
SUP/MAT/MISC	.03	4
TRASH REMOVAL	.02	5
REPR/MAINT TOTAL	**.91**	**5**
PAYROLL	.25	5
ELEVATOR	.18	5
HVAC	.20	5
ELECTRICAL	.04	5
STRUCT/ROOF	.01	3
PLUMBING	.02	5
FIRE/LIFE SFTY	.02	5
OTHER MAINT/SUP	.20	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.64**	**5**
ELECTRICAL	1.46	5
GAS	.13	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	5
RDS/GNDS/SEC TOTAL	**.25**	**5**
RDS/GNDS TOTAL	.12	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	4
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.15	5
SEC PAYROLL		
SEC CONTRACTS	.14	5
SEC OTHER	.01	2
ADMIN TOTAL	**.84**	**5**
PAYROLL	.40	3
MGMT FEES	.36	5
PROF FEES	.05	5
GEN OFC EXP	.09	5
OTHER ADM EXP	.09	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.68**	**5**
REAL ESTATE TAX	.52	5
BUILDING INS	.15	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.52**	**5**
ADV/PROMOTION	.07	5
COMMISSIONS	.07	2
PROF FEES	.32	4
TENANT ALTS	.39	4
BUY-OUTS		
OTHER LEASING	.31	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.54**	**5**
CLEANING		
REPAIR/MAINT	.25	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.40	3
TOTAL CONTRACTS	**.88**	**5**
CLEANING	.65	5
REPAIR/MAINT		
RDS/GROUNDS	.11	4
SECURITY	.14	5
ADMINISTRATIVE	.41	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Omaha, NE

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS 2,187,885 SQ. FT.					2,166,014 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	13	1.10	1.10			1.10	1.10		
REPAIR-MAINT	13	2.42	3.26			2.42	3.26		
UTILITIES	13	1.86	1.72			1.86	1.72		
RDS/GRNDS/SEC	13	1.11	1.11			1.12	1.11		
ADMINISTRATIVE	13	.39	.41			.39	.41		
TOTAL OPER EXP	13	6.87	6.77			6.94	6.26		
FIXED EXPENSES	12	.97	.78			.98	.82		
TOTAL OPER + FIX	12	7.38	7.34			7.47	6.14		
LEASING EXP									
TOTAL PAYROLL	13	2.06	2.47						
TOTAL CONTRACT	12	.62	.72						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	41170	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	280	13
AVG % OFFICE OCCUPANCY	98.5	13
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.10**	**13**
PAYROLL	.49	12
CONTRACT	.60	12
SUP/MAT/MISC	.35	2
TRASH REMOVAL	.04	13
REPR/MAINT TOTAL	**2.42**	**13**
PAYROLL	1.10	13
ELEVATOR	.11	13
HVAC	.07	12
ELECTRICAL	.09	12
STRUCT/ROOF		
PLUMBING	.02	12
FIRE/LIFE SFTY	.06	12
OTHER MAINT/SUP	.91	13

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.86**	**13**
ELECTRICAL	1.50	13
GAS	.15	13
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	1.03	2
COAL		
WATER/SEWER	.04	12
RDS/GNDS/SEC TOTAL	**1.11**	**13**
RDS/GNDS TOTAL	.24	12
RDS/GNDS PAYRL	.07	12
RDS/GNDS CONTR		
RDS/GNDS OTHER	.16	12

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.88	13
SEC PAYROLL	.82	13
SEC CONTRACTS		
SEC OTHER	.06	12
ADMIN TOTAL	**.39**	**13**
PAYROLL	.21	13
MGMT FEES		
PROF FEES		
GEN OFC EXP	.08	12
OTHER ADM EXP	.11	13

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.97**	**12**
REAL ESTATE TAX	.89	12
BUILDING INS	.09	12
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.66**	**13**
CLEANING	.49	12
REPAIR/MAINT	1.10	13
RDS/GROUNDS	.07	12
SECURITY	.82	13
ADMINISTRATIVE	.21	13
TOTAL CONTRACTS	**.62**	**12**
CLEANING	.60	12
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	23 BLDS 1,112,224 SQ. FT.					1,112,224 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	22					12.95	10.40	9.77	13.79
RETAIL AREA									
OTHER AREA									
TOTAL RENT	22	12.96	10.40	9.77	13.81				
NET PARKING INC	2	.13	.16						
MISCELLANEOUS	9	.08	.03	.01	.11				
TOTAL INCOME	22	13.01	10.43	9.82	13.98				
EXPENSE									
CLEANING	23	.70	.73	.62	.82	.70	.73	.62	.82
REPAIR-MAINT	22	.69	.64	.28	.89	.69	.64	.28	.86
UTILITIES	23	1.66	1.44	1.28	1.78	1.66	1.44	1.28	1.78
RDS/GRNDS/SEC	23	.34	.30	.26	.41	.34	.30	.26	.41
ADMINISTRATIVE	23	.63	.62	.42	.72	.63	.62	.42	.72
TOTAL OPER EXP	22	4.04	3.89	3.14	4.80	4.04	3.89	3.14	4.80
FIXED EXPENSES	23	1.68	1.44	1.14	1.87	1.68	1.44	1.14	1.87
TOTAL OPER + FIX	22	5.73	5.67	4.78	6.30	5.73	5.67	4.78	6.30
LEASING EXP	15	1.51	.64	.06	3.21				
TOTAL PAYROLL	18	.39	.46	.17	.58				
TOTAL CONTRACT	22	.85	.78	.67	.91				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5657	23
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	305	18
AVG % OFFICE OCCUPANCY	91.5	23
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.04	18
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.83	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.70**	**22**
PAYROLL		
CONTRACT	.58	22
SUP/MAT/MISC	.09	20
TRASH REMOVAL	.04	21
REPR/MAINT TOTAL	**.69**	**21**
PAYROLL	.26	16
ELEVATOR	.07	12
HVAC	.28	21
ELECTRICAL	.04	17
STRUCT/ROOF	.04	8
PLUMBING	.01	18
FIRE/LIFE SFTY	.02	16
OTHER MAINT/SUP	.08	19

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.67**	**22**
ELECTRICAL	1.49	22
GAS	.14	20
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	22
RDS/GNDS/SEC TOTAL	**.34**	**22**
RDS/GNDS TOTAL	.28	22
RDS/GNDS PAYRL	.08	4
RDS/GNDS CONTR	.20	21
RDS/GNDS OTHER	.10	19

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.09	9
SEC PAYROLL		
SEC CONTRACTS	.09	8
SEC OTHER		
ADMIN TOTAL	**.63**	**22**
PAYROLL	.21	11
MGMT FEES	.46	21
PROF FEES	.07	12
GEN OFC EXP	.01	10
OTHER ADM EXP	.04	18

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.68**	**22**
REAL ESTATE TAX	1.55	22
BUILDING INS	.12	22
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.51**	**15**
ADV/PROMOTION	.02	13
COMMISSIONS	.05	2
PROF FEES	.60	8
TENANT ALTS	1.15	14
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.39**	**18**
CLEANING		
REPAIR/MAINT	.26	16
RDS/GROUNDS	.08	4
SECURITY		
ADMINISTRATIVE	.21	11
TOTAL CONTRACTS	**.85**	**22**
CLEANING	.58	22
REPAIR/MAINT		
RDS/GROUNDS	.20	21
SECURITY	.08	8
ADMINISTRATIVE	.50	21

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Omaha, NE

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	187,854 SQ. FT.				187,854 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					13.50	10.22	9.77	10.80
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	13.50	10.22	9.77	10.80				
NET PARKING INC									
MISCELLANEOUS	5	.15	.03	.02	.67				
TOTAL INCOME	8	13.59	10.24	9.82	11.41				
EXPENSE									
CLEANING	8	.80	.80	.70	.87	.80	.80	.70	.87
REPAIR-MAINT	8	.68	.71	.24	.90	.68	.71	.24	.90
UTILITIES	8	1.67	1.35	1.14	2.11	1.67	1.35	1.14	2.11
RDS/GRNDS/SEC	8	.53	.35	.22	.46	.53	.35	.22	.46
ADMINISTRATIVE	8	.48	.47	.29	.64	.48	.47	.29	.64
TOTAL OPER EXP	8	4.16	4.16	2.90	4.80	4.16	4.16	2.90	4.80
FIXED EXPENSES	8	1.39	1.15	1.10	1.47	1.39	1.15	1.10	1.47
TOTAL OPER + FIX	8	5.56	5.29	4.37	6.08	5.55	5.29	4.37	6.08
LEASING EXP	4	.49	.42	.20	.65				
TOTAL PAYROLL	5	.46	.48	.24	.64				
TOTAL CONTRACT	7	1.13	.78	.68	1.10				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2135	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	249	6
AVG % OFFICE OCCUPANCY	91.0	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.49	6
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.90	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.80	7	**UTILITIES TOTAL**	1.70	7	SECURITY TOTAL	.45	3	**FIXED EXP TOTAL**	1.40	7	**TOTAL PAYROLL**	.48	5
PAYROLL			ELECTRICAL	1.44	7	SEC PAYROLL			REAL ESTATE TAX	1.18	7	CLEANING		
CONTRACT	.67	7	GAS	.22	6	SEC CONTRACTS	.45	3	BUILDING INS	.13	7	REPAIR/MAINT	.38	4
SUP/MAT/MISC	.11	5	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.11	2
TRASH REMOVAL	.06	6	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.67	7	PURCH CH WTR			**ADMIN TOTAL**	.48	7				ADMINISTRATIVE		
PAYROLL	.38	4	COAL			PAYROLL			**LEASING EXPENSES**	.49	4			
ELEVATOR	.05	4	WATER/SEWER	.05	7	MGMT FEES	.35	6	ADV/PROMOTION	.01	3	**TOTAL CONTRACTS**	1.13	7
HVAC	.19	7	**RDS/GNDS/SEC TOTAL**	.54	7	PROF FEES	.18	2	COMMISSIONS			CLEANING	.67	7
ELECTRICAL	.14	4				GEN OFC EXP			PROF FEES	.09	4	REPAIR/MAINT		
STRUCT/ROOF	.04	3	RDS/GNDS TOTAL	.27	7	OTHER ADM EXP	.03	4	TENANT ALTS	.51	3	RDS/GROUNDS	.20	7
PLUMBING	.01	4	RDS/GNDS PAYRL	.11	2				BUY-OUTS			SECURITY	.45	3
FIRE/LIFE SFTY	.01	3	RDS/GNDS CONTR	.20	7				OTHER LEASING			ADMINISTRATIVE	.42	6
OTHER MAINT/SUP	.15	6	RDS/GNDS OTHER	.05	6									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	401,568 SQ. FT.				401,568 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					11.59	10.98	9.47	13.79
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	11.64	10.98	9.47	13.91				
NET PARKING INC									
MISCELLANEOUS	4	.06	.02	.01	.07				
TOTAL INCOME	5	11.71	10.98	9.58	13.98				
EXPENSE									
CLEANING	6	.74	.72	.62	.80	.74	.72	.62	.80
REPAIR-MAINT	5	1.00	.56	.33	1.77	1.00	.56	.33	1.77
UTILITIES	6	1.52	1.52	1.38	1.60	1.52	1.52	1.38	1.60
RDS/GRNDS/SEC	6	.33	.29	.26	.45	.33	.29	.26	.45
ADMINISTRATIVE	6	.58	.65	.42	.72	.58	.65	.42	.72
TOTAL OPER EXP	5	4.14	3.80	3.25	5.06	4.14	3.80	3.25	5.06
FIXED EXPENSES	6	1.74	1.69	1.42	1.87	1.74	1.69	1.42	1.87
TOTAL OPER + FIX	5	5.93	5.75	5.31	6.51	5.93	5.75	5.31	6.51
LEASING EXP	4	3.09	4.06	1.63	5.54				
TOTAL PAYROLL	4	.34	.31	.11	.55				
TOTAL CONTRACT	6	.80	.79	.69	.86				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9442	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	313	4
AVG % OFFICE OCCUPANCY	89.3	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.64	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.91	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.74	6	**UTILITIES TOTAL**	1.52	6	SECURITY TOTAL	.04	3	**FIXED EXP TOTAL**	1.74	6	**TOTAL PAYROLL**	.34	4
PAYROLL			ELECTRICAL	1.36	6	SEC PAYROLL			REAL ESTATE TAX	1.62	6	CLEANING		
CONTRACT	.63	6	GAS	.13	5	SEC CONTRACTS	.01	2	BUILDING INS	.12	6	REPAIR/MAINT	.25	3
SUP/MAT/MISC	.07	6	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	6	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.00	5	PURCH CH WTR			**ADMIN TOTAL**	.58	6				ADMINISTRATIVE	.15	2
PAYROLL	.25	3	COAL			PAYROLL	.15	2	**LEASING EXPENSES**	3.09	4			
ELEVATOR	.06	5	WATER/SEWER	.05	6	MGMT FEES	.44	6	ADV/PROMOTION	.04	3	**TOTAL CONTRACTS**	.80	6
HVAC	.65	5	**RDS/GNDS/SEC TOTAL**	.33	6	PROF FEES	.05	3	COMMISSIONS	.05	2	CLEANING	.63	6
ELECTRICAL	.03	4				GEN OFC EXP	.01	4	PROF FEES	1.20	3	REPAIR/MAINT		
STRUCT/ROOF	.02	4	RDS/GNDS TOTAL	.31	6	OTHER ADM EXP	.04	5	TENANT ALTS	2.26	4	RDS/GROUNDS	.21	5
PLUMBING	.01	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.01	2
FIRE/LIFE SFTY	.04	4	RDS/GNDS CONTR	.21	5				OTHER LEASING			ADMINISTRATIVE	.47	6
OTHER MAINT/SUP	.05	4	RDS/GNDS OTHER	.14	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Omaha, NE

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	383,920 SQ. FT.				383,920 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					15.05	17.12		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	15.05	17.12						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	15.08	17.12						
EXPENSE									
CLEANING	3	.65	.66			.65	.66		
REPAIR-MAINT	3	.57	.64			.57	.64		
UTILITIES	3	1.98	1.52			1.98	1.52		
RDS/GRNDS/SEC	3	.32	.33			.32	.33		
ADMINISTRATIVE	3	.74	.80			.74	.80		
TOTAL OPER EXP	3	4.25	3.89			4.25	3.89		
FIXED EXPENSES	3	1.98	2.10			1.98	2.10		
TOTAL OPER+FIX	3	6.23	6.26			6.23	6.26		
LEASING EXP									
TOTAL PAYROLL	3	.45	.59						
TOTAL CONTRACT	3	.80	.83						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7573	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	318	3
AVG % OFFICE OCCUPANCY	94.7	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.13	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.76	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.65	3
PAYROLL		
CONTRACT	.53	3
SUP/MAT/MISC	.10	3
TRASH REMOVAL	.02	3
REPR/MAINT TOTAL	.57	3
PAYROLL	.25	3
ELEVATOR	.07	3
HVAC	.09	3
ELECTRICAL	.02	3
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.08	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.98	3
ELECTRICAL	1.81	3
GAS	.11	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.32	3
RDS/GNDS TOTAL	.30	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.25	3
RDS/GNDS OTHER	.06	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.02	3
SEC PAYROLL		
SEC CONTRACTS	.02	3
SEC OTHER		
ADMIN TOTAL	.74	3
PAYROLL	.29	2
MGMT FEES	.47	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.04	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.98	3
REAL ESTATE TAX	1.85	3
BUILDING INS	.12	3
PERS PROP TAX		
OTHER TAX	.01	2
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.45	3
CLEANING		
REPAIR/MAINT	.25	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.29	2
TOTAL CONTRACTS	.80	3
CLEANING	.53	3
REPAIR/MAINT		
RDS/GROUNDS	.25	3
SECURITY	.02	3
ADMINISTRATIVE	.51	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Orange County, CA

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	56 BLDS	6,290,154 SQ. FT.				6,049,391 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	54					17.11	16.30	12.72	20.34
RETAIL AREA	8	21.92	19.92	15.46	23.09				
OTHER AREA									
TOTAL RENT	54	16.85	15.55	12.72	19.40				
NET PARKING INC	25	.51	.27	.11	.83				
MISCELLANEOUS	26	.49	.26	.16	.71				
TOTAL INCOME	54	17.54	16.45	12.94	19.88				
EXPENSE									
CLEANING	56	.74	.69	.57	.91	.75	.72	.59	.92
REPAIR-MAINT	56	1.32	1.33	.97	1.95	1.35	1.35	1.02	1.95
UTILITIES	56	1.80	1.83	1.48	2.15	1.82	1.83	1.48	2.15
RDS/GRNDS/SEC	56	.59	.51	.10	.72	.61	.52	.10	.74
ADMINISTRATIVE	56	.97	.89	.72	1.09	1.01	.95	.72	1.11
TOTAL OPER EXP	56	5.43	5.26	4.53	6.23	5.64	5.30	4.85	6.23
FIXED EXPENSES	55	1.67	1.50	1.12	1.85	1.74	1.52	1.12	1.97
TOTAL OPER+FIX	55	7.03	6.79	5.97	7.61	7.31	7.06	6.29	7.61
LEASING EXP	34	1.28	.32	.14	.61				
TOTAL PAYROLL	17	.94	.91	.51	1.24				
TOTAL CONTRACT	35	1.22	.98	.78	1.28				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9577	44
AVG SQFT/RETAIL TENANT	4409	7
AVG SQFT/OFFICE WORKER	292	18
AVG % OFFICE OCCUPANCY	83.2	56
AVG % RETAIL OCCUPANCY	96.5	7
AVG $ RATE YR-END RENT	20.20	42
AVG NET PRKNG INC/STALL	78.69	23
RENTABLE/GROSS SQFT	.94	52

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.72	35
PAYROLL		
CONTRACT	.58	35
SUP/MAT/MISC	.11	13
TRASH REMOVAL	.06	31
REPR/MAINT TOTAL	1.35	36
PAYROLL	.54	15
ELEVATOR	.17	35
HVAC	.29	35
ELECTRICAL	.06	24
STRUCT/ROOF	.02	12
PLUMBING	.02	18
FIRE/LIFE SFTY	.06	18
OTHER MAINT/SUP	.52	35

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.80	24
ELECTRICAL	1.76	24
GAS	.05	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	18
RDS/GNDS/SEC TOTAL	.57	35
RDS/GNDS TOTAL	.22	35
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.15	34
RDS/GNDS OTHER	.19	14

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	35
SEC PAYROLL		
SEC CONTRACTS	.32	35
SEC OTHER	.04	10
ADMIN TOTAL	1.00	35
PAYROLL	.39	17
MGMT FEES	.53	33
PROF FEES	.11	27
GEN OFC EXP	.15	33
OTHER ADM EXP	.17	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.67	34
REAL ESTATE TAX	1.43	34
BUILDING INS	.24	34
PERS PROP TAX	.34	4
OTHER TAX		
LEASING EXPENSES	1.28	34
ADV/PROMOTION	.08	26
COMMISSIONS	.13	14
PROF FEES	.69	15
TENANT ALTS	1.19	20
BUY-OUTS		
OTHER LEASING	.19	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.94	17
CLEANING		
REPAIR/MAINT	.54	15
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.39	17
TOTAL CONTRACTS	1.22	35
CLEANING	.58	35
REPAIR/MAINT	.61	8
RDS/GROUNDS	.15	34
SECURITY	.32	35
ADMINISTRATIVE	.57	35

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Orange County, CA

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	106,689 SQ. FT.				106,689 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					16.38	16.77		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	16.38	16.77						
NET PARKING INC	2	.10	.10						
MISCELLANEOUS	2	.40	.42						
TOTAL INCOME	3	16.77	16.99						
EXPENSE									
CLEANING	3	.90	.91			.90	.91		
REPAIR-MAINT	3	1.80	2.07			1.80	2.07		
UTILITIES	3	2.32	2.43			2.32	2.43		
RDS/GRNDS/SEC	3	.12	.15			.12	.15		
ADMINISTRATIVE	3	.88	.85			.88	.85		
TOTAL OPER EXP	3	6.03	5.99			6.03	5.99		
FIXED EXPENSES	3	.70	.69			.70	.69		
TOTAL OPER+FIX	3	6.73	6.78			6.73	6.78		
LEASING EXP	3	.19	.17						
TOTAL PAYROLL									
TOTAL CONTRACT	3	.91	.89						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	88.4	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL	21.40	2
RENTABLE/GROSS SQFT	.91	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.90	3
PAYROLL		
CONTRACT	.79	3
SUP/MAT/MISC		
TRASH REMOVAL	.10	3
REPR/MAINT TOTAL	1.80	3
PAYROLL		
ELEVATOR	.07	3
HVAC	.54	3
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	1.19	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.12	3
RDS/GNDS TOTAL	.07	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.06	3
SEC PAYROLL		
SEC CONTRACTS	.06	3
SEC OTHER		
ADMIN TOTAL	.88	3
PAYROLL		
MGMT FEES	.67	3
PROF FEES	.07	2
GEN OFC EXP	.20	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.70	3
REAL ESTATE TAX	.54	3
BUILDING INS	.16	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.19	3
ADV/PROMOTION	.08	2
COMMISSIONS	.02	2
PROF FEES		
TENANT ALTS	.10	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.91	3
CLEANING	.79	3
REPAIR/MAINT		
RDS/GROUNDS	.07	3
SECURITY	.06	3
ADMINISTRATIVE	.72	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

*1992 BOMA Experience Exchange Report

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	307,591 SQ. FT.				288,308 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					14.10	12.86	8.96	20.58
RETAIL AREA	2	22.74	22.68						
OTHER AREA									
TOTAL RENT	5	14.64	12.86	8.96	20.74				
NET PARKING INC	4	.48	.29	.16	.74				
MISCELLANEOUS	4	.46	.41	.21	.69				
TOTAL INCOME	5	15.38	13.96	9.36	21.61				
EXPENSE									
CLEANING	5	.58	.59	.44	.73	.62	.61	.50	.73
REPAIR-MAINT	5	2.26	1.91	1.54	3.13	2.41	1.91	1.69	3.35
UTILITIES	5	1.71	1.52	1.04	2.61	1.82	1.52	1.23	2.61
RDS/GRNDS/SEC	5	.22	.12	.07	.42	.24	.12	.07	.50
ADMINISTRATIVE	5	.70	.78	.48	.88	.75	.78	.48	1.04
TOTAL OPER EXP	5	5.47	6.04	4.32	6.43	5.83	6.04	4.83	6.81
FIXED EXPENSES	5	1.29	1.17	.91	1.71	1.38	1.17	.91	2.01
TOTAL OPER+FIX	5	6.76	7.12	5.51	7.91	7.21	7.30	6.12	8.40
LEASING EXP	5	.16	.14	.10	.22				
TOTAL PAYROLL									
TOTAL CONTRACT	5	.73	.67	.63	.87				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8045	2
AVG SQFT/RETAIL TENANT	6428	2
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	86.0	5
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL	224.17	2
RENTABLE/GROSS SQFT	.97	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.58	5
PAYROLL		
CONTRACT	.54	5
SUP/MAT/MISC		
TRASH REMOVAL	.05	4
REPR/MAINT TOTAL	2.26	5
PAYROLL		
ELEVATOR	.08	5
HVAC	.46	5
ELECTRICAL	.08	2
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY	.07	2
OTHER MAINT/SUP	1.66	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.04	2
ELECTRICAL	1.04	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.22	5
RDS/GNDS TOTAL	.09	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	5
RDS/GNDS OTHER	.06	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.13	5
SEC PAYROLL		
SEC CONTRACTS	.12	5
SEC OTHER	.03	2
ADMIN TOTAL	.70	5
PAYROLL		
MGMT FEES	.49	5
PROF FEES	.08	3
GEN OFC EXP	.16	5
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.29	5
REAL ESTATE TAX	1.10	5
BUILDING INS	.20	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	5
ADV/PROMOTION	.12	5
COMMISSIONS	.02	3
PROF FEES		
TENANT ALTS	.06	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.73	5
CLEANING	.54	5
REPAIR/MAINT		
RDS/GROUNDS	.07	5
SECURITY	.12	5
ADMINISTRATIVE	.54	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

*1992 BOMA Experience Exchange Report

Orange County, CA

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,195,478 SQ. FT.				1,148,277 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					16.86	16.80	13.46	19.77
RETAIL AREA	2	20.20	20.33						
OTHER AREA									
TOTAL RENT	5	16.81	16.85	13.43	19.77				
NET PARKING INC	4	.81	.68	.20	1.08				
MISCELLANEOUS	4	.61	.09	.01	.98				
TOTAL INCOME	5	17.94	18.10	14.84	19.91				
EXPENSE									
CLEANING	6	.71	.71	.57	.77	.73	.71	.61	.77
REPAIR-MAINT	6	1.41	1.49	1.23	1.87	1.45	1.53	1.32	1.87
UTILITIES	6	1.88	1.91	1.24	2.20	1.94	1.91	1.33	2.20
RDS/GRNDS/SEC	6	.43	.51	.06	.53	.45	.54	.08	.56
ADMINISTRATIVE	6	.85	.88	.60	.89	.88	.92	.60	.97
TOTAL OPER EXP	6	5.28	5.25	4.46	5.41	5.50	5.25	4.85	5.41
FIXED EXPENSES	5	1.55	1.36	1.18	1.98	1.62	1.48	1.23	1.98
TOTAL OPER+FIX	5	6.40	6.28	5.80	7.30	6.70	6.33	6.29	7.30
LEASING EXP	5	.24	.34	.13	.39				
TOTAL PAYROLL	2	.99	1.10						
TOTAL CONTRACT	6	1.24	1.01	.78	1.70				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19924	4
AVG SQFT/RETAIL TENANT	4247	2
AVG SQFT/OFFICE WORKER	359	2
AVG % OFFICE OCCUPANCY	86.7	6
AVG % RETAIL OCCUPANCY	92.7	2
AVG $ RATE YR-END RENT	22.52	4
AVG NET PRKNG INC/STALL	45.61	4
RENTABLE/GROSS SQFT	.98	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	6
PAYROLL		
CONTRACT	.62	6
SUP/MAT/MISC	.13	2
TRASH REMOVAL	.05	6
REPR/MAINT TOTAL	1.41	6
PAYROLL	.47	2
ELEVATOR	.14	6
HVAC	.43	6
ELECTRICAL	.07	4
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY	.10	4
OTHER MAINT/SUP	.56	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.88	4
ELECTRICAL	1.85	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	2
RDS/GNDS/SEC TOTAL	.43	6
RDS/GNDS TOTAL	.13	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	6
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	6
SEC PAYROLL		
SEC CONTRACTS	.24	6
SEC OTHER	.05	3
ADMIN TOTAL	.84	6
PAYROLL	.40	2
MGMT FEES	.62	5
PROF FEES	.04	4
GEN OFC EXP	.16	6
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.55	5
REAL ESTATE TAX	1.36	5
BUILDING INS	.19	5
PERS PROP TAX		
OTHER TAX	.01	2
LEASING EXPENSES	.24	5
ADV/PROMOTION	.13	4
COMMISSIONS	.17	2
PROF FEES		
TENANT ALTS	.20	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.99	2
CLEANING		
REPAIR/MAINT	.47	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.40	2
TOTAL CONTRACTS	1.24	6
CLEANING	.62	6
REPAIR/MAINT	.88	2
RDS/GROUNDS	.12	6
SECURITY	.24	6
ADMINISTRATIVE	.57	6

***TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.**

SUBURBAN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	2,881,838 SQ. FT.				2,707,559 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	7					17.67	16.30	14.17	20.34
RETAIL AREA	4	22.68	15.46	13.46	34.31				
OTHER AREA									
TOTAL RENT	7	17.02	15.55	13.71	18.22				
NET PARKING INC	3	.36	.17						
MISCELLANEOUS	4	.35	.24	.18	.48				
TOTAL INCOME	7	17.35	16.22	14.25	18.51				
EXPENSE									
CLEANING	8	.75	.75	.57	.92	.77	.77	.60	.93
REPAIR-MAINT	8	1.19	1.17	.97	1.33	1.22	1.17	1.05	1.34
UTILITIES	8	1.71	1.77	1.52	1.94	1.72	1.77	1.52	1.94
RDS/GRNDS/SEC	8	.67	.73	.47	.82	.71	.73	.47	.91
ADMINISTRATIVE	8	.99	1.04	.82	1.21	1.05	1.05	.90	1.23
TOTAL OPER EXP	8	5.31	5.30	4.91	5.75	5.66	5.43	5.28	5.78
FIXED EXPENSES	8	1.75	1.88	1.45	2.07	1.86	1.91	1.58	2.34
TOTAL OPER+FIX	8	7.06	7.07	6.32	7.80	7.52	7.21	6.97	7.85
LEASING EXP	7	1.61	.61	.32	1.86				
TOTAL PAYROLL	5	.84	.91	.38	1.24				
TOTAL CONTRACT	7	1.30	1.01	.95	1.69				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11181	7
AVG SQFT/RETAIL TENANT	3614	3
AVG SQFT/OFFICE WORKER	268	6
AVG % OFFICE OCCUPANCY	82.4	8
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	20.30	7
AVG NET PRKNG INC/STALL	100.47	3
RENTABLE/GROSS SQFT	.90	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.72	7
PAYROLL		
CONTRACT	.64	7
SUP/MAT/MISC	.10	3
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	1.20	7
PAYROLL	.59	3
ELEVATOR	.20	7
HVAC	.23	7
ELECTRICAL	.06	7
STRUCT/ROOF	.02	4
PLUMBING	.02	5
FIRE/LIFE SFTY	.04	7
OTHER MAINT/SUP	.40	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.68	7
ELECTRICAL	1.65	7
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	5
RDS/GNDS/SEC TOTAL	.65	7
RDS/GNDS TOTAL	.24	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.17	6
RDS/GNDS OTHER	.25	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	7
SEC PAYROLL		
SEC CONTRACTS	.38	7
SEC OTHER	.03	5
ADMIN TOTAL	1.01	7
PAYROLL	.48	5
MGMT FEES	.52	6
PROF FEES	.06	4
GEN OFC EXP	.16	6
OTHER ADM EXP	.11	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.73	7
REAL ESTATE TAX	1.44	7
BUILDING INS	.28	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.61	7
ADV/PROMOTION	.09	4
COMMISSIONS	.18	3
PROF FEES	1.06	3
TENANT ALTS	1.74	4
BUY-OUTS		
OTHER LEASING	.16	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.84	5
CLEANING		
REPAIR/MAINT	.59	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.48	5
TOTAL CONTRACTS	1.30	7
CLEANING	.64	7
REPAIR/MAINT		
RDS/GROUNDS	.17	6
SECURITY	.38	7
ADMINISTRATIVE	.49	7

***TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.**

Orlando, FL

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,545,902 SQ. FT.				1,544,142 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					14.93	17.12	11.55	18.17
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	14.93	17.12	11.55	18.17				
NET PARKING INC	3	.18	.14						
MISCELLANEOUS	5	.58	.19	.12	.72				
TOTAL INCOME	5	16.46	17.25	13.33	18.51				
EXPENSE									
CLEANING	6	.73	.72	.67	.79	.73	.72	.67	.79
REPAIR-MAINT	6	.94	.93	.83	1.04	.94	.93	.83	1.04
UTILITIES	6	1.46	1.49	1.41	1.51	1.46	1.49	1.41	1.51
RDS/GRNDS/SEC	6	.50	.47	.42	.69	.50	.47	.42	.69
ADMINISTRATIVE	6	.88	.87	.72	1.07	.88	.87	.72	1.07
TOTAL OPER EXP	6	4.51	4.54	4.48	4.65	4.51	4.57	4.48	4.65
FIXED EXPENSES	6	2.26	2.19	1.93	2.42	2.26	2.19	1.93	2.42
TOTAL OPER + FIX	6	6.77	6.78	6.25	6.96	6.78	6.78	6.25	6.96
LEASING EXP	5	3.91	3.28	.66	4.91				
TOTAL PAYROLL	6	.79	.60	.49	1.00				
TOTAL CONTRACT	6	1.01	1.06	.93	1.22				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11786	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	245	3
AVG % OFFICE OCCUPANCY	77.4	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	19.71	6
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.90	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	6	**UTILITIES TOTAL**	1.46	6	SECURITY TOTAL	.35	6	**FIXED EXP TOTAL**	2.22	6	**TOTAL PAYROLL**	.79	6
PAYROLL			ELECTRICAL	1.37	6	SEC PAYROLL			REAL ESTATE TAX	2.00	6	CLEANING		
CONTRACT	.61	6	GAS	.03	3	SEC CONTRACTS	.28	5	BUILDING INS	.14	6	REPAIR/MAINT	.31	6
SUP/MAT/MISC	.07	6	FUEL OIL			SEC OTHER	.02	3	PERS PROP TAX	.09	3	RDS/GROUNDS		
TRASH REMOVAL	.05	5	PURCH STEAM			**ADMIN TOTAL**	.88	6	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.95	6	PURCH CH WTR			PAYROLL	.31	6	**LEASING EXPENSES**	3.91	5	ADMINISTRATIVE	.31	6
PAYROLL	.31	6	COAL			MGMT FEES	.47	5	ADV/PROMOTION	.07	4	**TOTAL CONTRACTS**	1.01	6
ELEVATOR	.13	6	WATER/SEWER	.08	6	PROF FEES	.02	3	COMMISSIONS	.04	3	CLEANING	.61	6
HVAC	.17	6	**RDS/GNDS/SEC TOTAL**	.50	6	GEN OFC EXP	.04	5	PROF FEES	1.03	5	REPAIR/MAINT	.21	4
ELECTRICAL	.04	6	RDS/GNDS TOTAL	.18	4	OTHER ADM EXP	.19	2	TENANT ALTS	3.09	4	RDS/GROUNDS	.09	4
STRUCT/ROOF	.05	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.28	5
PLUMBING	.01	6	RDS/GNDS CONTR	.09	4				OTHER LEASING			ADMINISTRATIVE	.48	5
FIRE/LIFE SFTY	.05	5	RDS/GNDS OTHER	.20	3									
OTHER MAINT/SUP	.22	6												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	891,314 SQ. FT.				889,464 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					15.96	17.30	13.26	18.17
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	15.96	17.30	13.26	18.17				
NET PARKING INC	3	.18	.14						
MISCELLANEOUS	4	.20	.16	.12	.31				
TOTAL INCOME	4	16.32	17.59	13.64	18.51				
EXPENSE									
CLEANING	5	.73	.72	.63	.81	.73	.72	.63	.81
REPAIR-MAINT	5	1.02	1.01	.80	1.31	1.02	1.01	.80	1.32
UTILITIES	5	1.44	1.47	1.34	1.58	1.44	1.47	1.34	1.58
RDS/GRNDS/SEC	5	.51	.47	.30	.69	.52	.47	.30	.69
ADMINISTRATIVE	5	.80	.75	.47	1.13	.80	.75	.47	1.13
TOTAL OPER EXP	5	4.51	4.57	4.28	4.69	4.52	4.64	4.28	4.69
FIXED EXPENSES	5	2.15	2.15	1.76	2.60	2.15	2.15	1.76	2.62
TOTAL OPER + FIX	5	6.65	6.63	6.13	7.24	6.67	6.63	6.13	7.30
LEASING EXP	4	2.43	2.03	.66	3.73				
TOTAL PAYROLL	5	.60	.59	.48	.80				
TOTAL CONTRACT	5	1.07	1.08	.85	1.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11604	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	268	2
AVG % OFFICE OCCUPANCY	86.6	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	19.50	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.90	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	5	**UTILITIES TOTAL**	1.44	5	SECURITY TOTAL	.26	5	**FIXED EXP TOTAL**	2.15	5	**TOTAL PAYROLL**	.80	5
PAYROLL			ELECTRICAL	1.35	5	SEC PAYROLL			REAL ESTATE TAX	1.90	5	CLEANING		
CONTRACT	.62	5	GAS	.05	2	SEC CONTRACTS	.28	5	BUILDING INS	.12	5	REPAIR/MAINT	.34	5
SUP/MAT/MISC	.07	5	FUEL OIL			SEC OTHER			PERS PROP TAX	.30	2	RDS/GROUNDS		
TRASH REMOVAL	.06	4	PURCH STEAM			**ADMIN TOTAL**	.81	5	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.03	5	PURCH CH WTR			PAYROLL	.26	5	**LEASING EXPENSES**	2.43	4	ADMINISTRATIVE	.26	5
PAYROLL	.34	5	COAL			MGMT FEES	.51	4	ADV/PROMOTION	.04	3	**TOTAL CONTRACTS**	1.07	5
ELEVATOR	.08	5	WATER/SEWER	.07	5	PROF FEES	.03	2	COMMISSIONS	.03	2	CLEANING	.62	5
HVAC	.23	5	**RDS/GNDS/SEC TOTAL**	.51	5	GEN OFC EXP	.06	4	PROF FEES	.60	4	REPAIR/MAINT	.11	3
ELECTRICAL	.05	5	RDS/GNDS TOTAL	.35	3	OTHER ADM EXP			TENANT ALTS	2.29	3	RDS/GROUNDS	.15	3
STRUCT/ROOF	.05	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.28	5
PLUMBING	.02	5	RDS/GNDS CONTR	.15	3				OTHER LEASING			ADMINISTRATIVE	.52	4
FIRE/LIFE SFTY	.05	4	RDS/GNDS OTHER	.20	3									
OTHER MAINT/SUP	.22	5												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Orlando, FL

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	868,962 SQ. FT.				866,260 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	15					11.00	9.28	7.42	12.92
RETAIL AREA									
OTHER AREA									
TOTAL RENT	15	11.02	9.30	7.46	12.92				
NET PARKING INC									
MISCELLANEOUS	13	.18	.18	.10	.24				
TOTAL INCOME	15	11.19	9.42	7.64	13.03				
EXPENSE									
CLEANING	15	.66	.65	.50	.74	.67	.65	.50	.75
REPAIR-MAINT	15	.59	.55	.45	.70	.59	.55	.45	.70
UTILITIES	14	1.49	1.58	1.21	1.66	1.49	1.56	1.21	1.67
RDS/GRNDS/SEC	15	.32	.34	.26	.35	.32	.35	.26	.35
ADMINISTRATIVE	15	.86	.78	.64	1.02	.86	.78	.64	1.02
TOTAL OPER EXP	14	3.94	4.10	3.58	4.20	3.95	4.10	3.58	4.20
FIXED EXPENSES	15	1.38	1.37	1.24	1.47	1.38	1.38	1.24	1.47
TOTAL OPER+FIX	14	5.30	5.45	4.86	5.62	5.31	5.45	4.86	5.62
LEASING EXP	13	.50	.58	.26	.59				
TOTAL PAYROLL	14	.46	.41	.33	.64				
TOTAL CONTRACT	14	.69	.68	.51	.76				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5119	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	337	6
AVG % OFFICE OCCUPANCY	88.2	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.81	15
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	13

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.64	14
PAYROLL	.44	2
CONTRACT	.44	14
SUP/MAT/MISC	.07	14
TRASH REMOVAL	.09	13
REPR/MAINT TOTAL	.61	14
PAYROLL	.20	14
ELEVATOR	.05	14
HVAC	.14	14
ELECTRICAL	.02	14
STRUCT/ROOF	.02	12
PLUMBING	.01	14
FIRE/LIFE SFTY	.04	12
OTHER MAINT/SUP	.15	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.43	13
ELECTRICAL	1.34	13
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	12
RDS/GNDS/SEC TOTAL	.32	14
RDS/GNDS TOTAL	.25	13
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.19	13
RDS/GNDS OTHER	.07	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.12	12
SEC PAYROLL		
SEC CONTRACTS	.10	12
SEC OTHER		
ADMIN TOTAL	.80	14
PAYROLL	.26	11
MGMT FEES	.37	14
PROF FEES	.03	12
GEN OFC EXP	.16	12
OTHER ADM EXP	.11	11

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.37	14
REAL ESTATE TAX	1.20	14
BUILDING INS	.09	14
PERS PROP TAX	.01	12
OTHER TAX	.17	11
LEASING EXPENSES	.50	13
ADV/PROMOTION	.15	10
COMMISSIONS	.11	11
PROF FEES	.25	11
TENANT ALTS	.41	9
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.46	14
CLEANING	.44	2
REPAIR/MAINT	.20	14
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.26	11
TOTAL CONTRACTS	.69	14
CLEANING	.44	14
REPAIR/MAINT		
RDS/GROUNDS	.19	13
SECURITY	.10	12
ADMINISTRATIVE	.40	14

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	494,655 SQ. FT.				491,953 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					11.59	9.51		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	11.64	9.54						
NET PARKING INC									
MISCELLANEOUS	3	.21	.24						
TOTAL INCOME	3	11.84	9.78						
EXPENSE									
CLEANING	3	.73	.74			.74	.75		
REPAIR-MAINT	3	.60	.56			.61	.56		
UTILITIES	3	1.64	1.65			1.65	1.65		
RDS/GRNDS/SEC	3	.35	.35			.35	.35		
ADMINISTRATIVE	3	.90	.98			.91	.98		
TOTAL OPER EXP	3	4.22	4.28			4.25	4.28		
FIXED EXPENSES	3	1.44	1.45			1.45	1.45		
TOTAL OPER+FIX	3	5.67	5.76			5.70	5.76		
LEASING EXP	2	.26	.30						
TOTAL PAYROLL	2	.39	.39						
TOTAL CONTRACT	2	.78	.77						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10540	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	286	3
AVG % OFFICE OCCUPANCY	90.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.94	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.97	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	2
PAYROLL		
CONTRACT	.50	2
SUP/MAT/MISC	.11	2
TRASH REMOVAL	.13	2
REPR/MAINT TOTAL	.65	2
PAYROLL	.20	2
ELEVATOR	.06	2
HVAC	.12	2
ELECTRICAL	.02	2
STRUCT/ROOF	.01	2
PLUMBING	.01	2
FIRE/LIFE SFTY	.04	2
OTHER MAINT/SUP	.19	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.62	2
ELECTRICAL	1.52	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	2
RDS/GNDS/SEC TOTAL	.35	2
RDS/GNDS TOTAL	.29	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.22	2
RDS/GNDS OTHER	.07	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.06	2
SEC PAYROLL		
SEC CONTRACTS	.06	2
SEC OTHER		
ADMIN TOTAL	.78	2
PAYROLL	.19	2
MGMT FEES	.29	2
PROF FEES	.01	2
GEN OFC EXP	.16	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.47	2
REAL ESTATE TAX	1.40	2
BUILDING INS	.07	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.26	2
ADV/PROMOTION	.20	2
COMMISSIONS	.06	2
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.39	2
CLEANING		
REPAIR/MAINT	.20	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.19	2
TOTAL CONTRACTS	.78	2
CLEANING	.50	2
REPAIR/MAINT		
RDS/GROUNDS	.22	2
SECURITY	.06	2
ADMINISTRATIVE	.31	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Philadelphia, PA

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	48 BLDS	21,836,113 SQ. FT.				21,153,857 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	42					18.79	17.33	13.27	20.97
RETAIL AREA	30	19.53	18.25	12.80	27.87				
OTHER AREA	3	7.51	4.42						
TOTAL RENT	42	18.66	17.44	13.09	20.91				
NET PARKING INC	12	.47	.35	.29	.61				
MISCELLANEOUS	31	.96	.42	.14	1.12				
TOTAL INCOME	42	19.55	17.63	13.18	21.83				
EXPENSE									
CLEANING	47	1.50	1.42	1.18	1.86	1.52	1.45	1.25	1.86
REPAIR-MAINT	48	1.38	1.15	1.03	1.45	1.41	1.20	1.06	1.52
UTILITIES	48	2.80	2.64	2.29	3.03	2.82	2.64	2.28	3.06
RDS/GRNDS/SEC	48	.41	.35	.25	.47	.42	.37	.26	.49
ADMINISTRATIVE	47	.66	.65	.41	.92	.68	.70	.43	.96
TOTAL OPER EXP	47	6.75	6.37	5.71	7.21	6.97	6.59	5.83	7.51
FIXED EXPENSES	47	3.04	2.82	1.89	3.80	3.14	3.01	2.06	4.00
TOTAL OPER + FIX	48	9.82	9.84	7.89	10.72	10.15	10.18	8.57	11.28
LEASING EXP	36	2.55	.89	.37	2.19				
TOTAL PAYROLL	47	1.07	.67	.41	.89				
TOTAL CONTRACT	48	1.78	1.60	1.25	2.28				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17061	43
AVG SQFT/RETAIL TENANT	2936	26
AVG SQFT/OFFICE WORKER	257	35
AVG % OFFICE OCCUPANCY	84.8	47
AVG % RETAIL OCCUPANCY	89.7	29
AVG $ RATE YR-END RENT	22.26	37
AVG NET PRKNG INC/STALL	1409.28	10
RENTABLE/GROSS SQFT	.92	39

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.50**	**47**
PAYROLL	.84	8
CONTRACT	1.23	45
SUP/MAT/MISC	.06	43
TRASH REMOVAL	.07	46
REPR/MAINT TOTAL	**1.38**	**48**
PAYROLL	.59	42
ELEVATOR	.25	47
HVAC	.18	46
ELECTRICAL	.07	46
STRUCT/ROOF	.07	19
PLUMBING	.02	42
FIRE/LIFE SFTY	.06	39
OTHER MAINT/SUP	.27	46

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.80**	**48**
ELECTRICAL	2.46	47
GAS	.07	19
FUEL OIL	.02	9
PURCH STEAM	.30	27
PURCH CH WTR		
COAL		
WATER/SEWER	.08	47
RDS/GNDS/SEC TOTAL	**.41**	**48**
RDS/GNDS TOTAL	.06	30
RDS/GNDS PAYRL	.10	2
RDS/GNDS CONTR	.06	22
RDS/GNDS OTHER	.01	15

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	48
SEC PAYROLL	.36	12
SEC CONTRACTS	.29	43
SEC OTHER	.03	16
ADMIN TOTAL	**.66**	**47**
PAYROLL	.22	39
MGMT FEES	.33	41
PROF FEES	.09	33
GEN OFC EXP	.08	41
OTHER ADM EXP	.08	32

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.04**	**47**
REAL ESTATE TAX	2.62	47
BUILDING INS	.28	43
PERS PROP TAX	.07	3
OTHER TAX	.33	25
LEASING EXPENSES	**2.56**	**36**
ADV/PROMOTION	.11	28
COMMISSIONS	.14	17
PROF FEES	.41	32
TENANT ALTS	2.33	26
BUY-OUTS	.59	3
OTHER LEASING	.21	14

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.07**	**47**
CLEANING	.84	8
REPAIR/MAINT	.59	42
RDS/GROUNDS	.10	2
SECURITY	.36	12
ADMINISTRATIVE	.22	39
TOTAL CONTRACTS	**1.78**	**48**
CLEANING	1.23	45
REPAIR/MAINT	.74	22
RDS/GROUNDS	.06	22
SECURITY	.29	43
ADMINISTRATIVE	.41	41

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	427,458 SQ. FT.				391,787 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					11.61	10.37	6.58	17.44
RETAIL AREA	3	21.54	22.78						
OTHER AREA									
TOTAL RENT	6	11.42	9.64	6.59	17.44				
NET PARKING INC									
MISCELLANEOUS	4	1.06	.61	.10	1.99				
TOTAL INCOME	6	12.19	11.29	7.69	17.44				
EXPENSE									
CLEANING	6	.97	.95	.61	1.28	1.01	1.04	.61	1.28
REPAIR-MAINT	6	.84	.78	.63	1.07	.87	.81	.63	1.16
UTILITIES	6	2.08	2.23	1.92	2.39	2.13	2.23	1.92	2.45
RDS/GRNDS/SEC	6	.32	.24	.12	.49	.35	.24	.15	.49
ADMINISTRATIVE	6	.59	.61	.41	.66	.64	.67	.47	.72
TOTAL OPER EXP	6	4.80	4.82	4.23	5.38	5.24	5.51	4.75	5.83
FIXED EXPENSES	6	1.33	1.34	1.16	1.50	1.45	1.48	1.35	1.50
TOTAL OPER + FIX	6	6.13	6.24	5.55	6.87	6.69	7.02	6.24	7.70
LEASING EXP	5	.93	.39	.18	1.87				
TOTAL PAYROLL	6	.37	.35	.31	.53				
TOTAL CONTRACT	6	1.21	1.16	.81	1.45				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4923	6
AVG SQFT/RETAIL TENANT	3537	2
AVG SQFT/OFFICE WORKER	283	3
AVG % OFFICE OCCUPANCY	70.4	6
AVG % RETAIL OCCUPANCY	79.0	2
AVG $ RATE YR-END RENT	13.01	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.97**	**6**
PAYROLL		
CONTRACT	.83	6
SUP/MAT/MISC	.05	6
TRASH REMOVAL	.10	5
REPR/MAINT TOTAL	**.84**	**6**
PAYROLL	.32	6
ELEVATOR	.17	5
HVAC	.15	6
ELECTRICAL	.06	6
STRUCT/ROOF	.01	2
PLUMBING	.04	6
FIRE/LIFE SFTY	.04	5
OTHER MAINT/SUP	.07	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.08**	**6**
ELECTRICAL	1.72	6
GAS	.18	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.14	6
RDS/GNDS/SEC TOTAL	**.32**	**6**
RDS/GNDS TOTAL	.08	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	3
RDS/GNDS OTHER	.03	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	6
SEC PAYROLL		
SEC CONTRACTS	.20	6
SEC OTHER	.07	3
ADMIN TOTAL	**.59**	**6**
PAYROLL	.16	2
MGMT FEES	.42	6
PROF FEES	.14	2
GEN OFC EXP	.03	5
OTHER ADM EXP	.04	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.33**	**6**
REAL ESTATE TAX	.98	6
BUILDING INS	.35	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.93**	**5**
ADV/PROMOTION	.02	4
COMMISSIONS	.10	3
PROF FEES	.34	4
TENANT ALTS	.66	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.37**	**6**
CLEANING		
REPAIR/MAINT	.32	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.16	2
TOTAL CONTRACTS	**1.21**	**6**
CLEANING	.83	6
REPAIR/MAINT	.35	2
RDS/GROUNDS	.12	3
SECURITY	.20	6
ADMINISTRATIVE	.47	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Philadelphia, PA

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	2,569,546 SQ. FT.				2,449,470 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					15.57	15.64	11.10	19.42
RETAIL AREA	12	19.29	14.37	8.69	22.84				
OTHER AREA									
TOTAL RENT	13	15.60	15.64	11.02	19.63				
NET PARKING INC	2	.65	.62						
MISCELLANEOUS	10	.65	.37	.29	.65				
TOTAL INCOME	13	16.21	15.70	11.25	19.80				
EXPENSE									
CLEANING	12	1.54	1.50	1.38	1.94	1.60	1.58	1.37	2.01
REPAIR-MAINT	13	1.18	1.11	.85	1.54	1.23	1.14	.86	1.63
UTILITIES	13	2.36	2.26	2.04	2.81	2.40	2.26	2.04	2.99
RDS/GRNDS/SEC	13	.43	.42	.25	.55	.45	.45	.25	.58
ADMINISTRATIVE	12	.99	.95	.76	1.18	1.04	.98	.80	1.21
TOTAL OPER EXP	12	6.59	6.34	5.53	7.68	6.94	6.40	5.89	8.18
FIXED EXPENSES	13	3.00	2.82	1.91	4.09	3.14	3.19	2.00	4.15
TOTAL OPER+FIX	12	9.79	10.11	9.20	10.73	10.32	10.73	9.33	11.62
LEASING EXP	12	2.37	1.34	.51	2.80				
TOTAL PAYROLL	12	.62	.56	.43	.84				
TOTAL CONTRACT	13	2.07	2.14	1.48	2.93				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7026	12
AVG SQFT/RETAIL TENANT	2895	10
AVG SQFT/OFFICE WORKER	294	9
AVG % OFFICE OCCUPANCY	80.3	12
AVG % RETAIL OCCUPANCY	84.6	10
AVG $ RATE YR-END RENT	19.07	12
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.90	10

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.54	12	**UTILITIES TOTAL**	2.36	13	SECURITY TOTAL	.39	13	**FIXED EXP TOTAL**	3.00	13	**TOTAL PAYROLL**	.62	12
PAYROLL			ELECTRICAL	2.07	13	SEC PAYROLL	.08	2	REAL ESTATE TAX	2.43	13	CLEANING		
CONTRACT	1.41	12	GAS	.07	5	SEC CONTRACTS	.37	13	BUILDING INS	.52	13	REPAIR/MAINT	.37	9
SUP/MAT/MISC	.06	11	FUEL OIL			SEC OTHER	.02	4	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	12	PURCH STEAM	.41	6	**ADMIN TOTAL**	.99	12	OTHER TAX	.06	10	SECURITY	.08	2
REPR/MAINT TOTAL	1.18	13	PURCH CH WTR			PAYROLL	.35	11	**LEASING EXPENSES**	2.37	12	ADMINISTRATIVE	.35	11
PAYROLL	.37	9	COAL			MGMT FEES	.41	12	ADV/PROMOTION	.08	10	**TOTAL CONTRACTS**	2.07	13
ELEVATOR	.24	13	WATER/SEWER	.09	13	PROF FEES	.15	11	COMMISSIONS	.10	7	CLEANING	1.41	12
HVAC	.24	12	**RDS/GNDS/SEC TOTAL**	.43	13	GEN OFC EXP	.10	10	PROF FEES	.61	12	REPAIR/MAINT	.62	7
ELECTRICAL	.08	12	RDS/GNDS TOTAL	.07	8	OTHER ADM EXP	.05	9	TENANT ALTS	2.06	8	RDS/GROUNDS	.08	7
STRUCT/ROOF	.01	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.37	13
PLUMBING	.07	10	RDS/GNDS CONTR	.06	7				OTHER LEASING	.52	6	ADMINISTRATIVE	.55	12
FIRE/LIFE SFTY	.08	11	RDS/GNDS OTHER											
OTHER MAINT/SUP	.22	13												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	4,978,024 SQ. FT.				4,834,665 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					18.79	18.74	15.06	21.64
RETAIL AREA	6	26.19	21.61	13.04	49.48				
OTHER AREA									
TOTAL RENT	8	18.79	19.22	15.08	21.83				
NET PARKING INC									
MISCELLANEOUS	5	.56	.34	.11	1.02				
TOTAL INCOME	8	19.10	19.96	15.47	21.83				
EXPENSE									
CLEANING	11	1.86	1.86	1.53	1.98	1.90	1.86	1.63	2.02
REPAIR-MAINT	11	1.79	1.57	1.30	2.02	1.84	1.59	1.33	2.11
UTILITIES	11	3.39	3.06	2.89	3.68	3.43	3.06	2.94	3.68
RDS/GRNDS/SEC	11	.51	.32	.28	.45	.53	.34	.29	.47
ADMINISTRATIVE	11	.53	.53	.40	.64	.55	.53	.42	.69
TOTAL OPER EXP	11	8.08	7.21	6.89	8.80	8.32	7.47	6.99	9.25
FIXED EXPENSES	10	3.07	3.31	2.55	3.65	3.16	3.51	2.56	3.65
TOTAL OPER+FIX	10	11.31	10.65	10.54	12.19	11.66	11.19	10.65	12.51
LEASING EXP	8	1.38	.46	.21	1.61				
TOTAL PAYROLL	11	1.85	1.00	.70	1.90				
TOTAL CONTRACT	11	1.82	1.87	1.54	2.52				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16217	11
AVG SQFT/RETAIL TENANT	3074	8
AVG SQFT/OFFICE WORKER	216	8
AVG % OFFICE OCCUPANCY	92.2	11
AVG % RETAIL OCCUPANCY	93.0	8
AVG $ RATE YR-END RENT	20.51	7
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	9

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.86	11	**UTILITIES TOTAL**	3.39	11	SECURITY TOTAL	.50	11	**FIXED EXP TOTAL**	3.07	10	**TOTAL PAYROLL**	1.85	11
PAYROLL	1.63	3	ELECTRICAL	2.79	10	SEC PAYROLL	.97	3	REAL ESTATE TAX	2.81	10	CLEANING	1.63	3
CONTRACT	1.41	10	GAS			SEC CONTRACTS	.27	9	BUILDING INS	.22	9	REPAIR/MAINT	.88	11
SUP/MAT/MISC	.08	9	FUEL OIL			SEC OTHER	.01	4	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.09	11	PURCH STEAM	.39	10	**ADMIN TOTAL**	.53	11	OTHER TAX	.10	7	SECURITY	.97	3
REPR/MAINT TOTAL	1.79	11	PURCH CH WTR			PAYROLL	.31	8	**LEASING EXPENSES**	1.38	8	ADMINISTRATIVE	.31	8
PAYROLL	.88	11	COAL			MGMT FEES	.28	8	ADV/PROMOTION			**TOTAL CONTRACTS**	1.82	11
ELEVATOR	.28	11	WATER/SEWER	.11	10	PROF FEES	.06	7	COMMISSIONS	.15	2	CLEANING	1.41	10
HVAC	.22	11	**RDS/GNDS/SEC TOTAL**	.51	11	GEN OFC EXP	.05	10	PROF FEES	.44	6	REPAIR/MAINT	.72	5
ELECTRICAL	.13	10	RDS/GNDS TOTAL	.02	7	OTHER ADM EXP	.02	7	TENANT ALTS	1.22	6	RDS/GROUNDS	.02	6
STRUCT/ROOF	.06	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.27	9
PLUMBING	.03	9	RDS/GNDS CONTR	.02	6				OTHER LEASING	.04	4	ADMINISTRATIVE	.33	8
FIRE/LIFE SFTY	.03	8	RDS/GNDS OTHER											
OTHER MAINT/SUP	.24	10												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Philadelphia, PA

DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	15 BLDS	11,963,031 SQ. FT.				11,643,604 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					21.07	20.84	16.41	24.99
RETAIL AREA	7	19.55	24.11	16.63	29.37				
OTHER AREA									
TOTAL RENT	12	20.91	20.62	16.33	25.02				
NET PARKING INC	7	.42	.35	.26	.55				
MISCELLANEOUS	9	1.07	.92	.14	1.79				
TOTAL INCOME	12	21.92	22.02	17.07	26.26				
EXPENSE									
CLEANING	15	1.37	1.41	1.13	1.52	1.39	1.41	1.17	1.55
REPAIR-MAINT	15	1.18	1.15	1.04	1.22	1.19	1.15	1.06	1.23
UTILITIES	15	2.62	2.63	2.40	2.91	2.63	2.63	2.41	2.92
RDS/GRNDS/SEC	15	.38	.35	.25	.39	.39	.37	.26	.40
ADMINISTRATIVE	15	.65	.64	.34	.88	.67	.68	.34	.93
TOTAL OPER EXP	15	6.21	6.15	5.74	6.54	6.38	6.47	6.06	6.73
FIXED EXPENSES	15	2.95	3.28	2.05	3.90	3.03	3.37	2.26	3.99
TOTAL OPER+FIX	15	9.15	9.43	8.57	10.38	9.41	9.76	9.38	10.47
LEASING EXP	8	1.55	.64	.50	2.65				
TOTAL PAYROLL	15	.89	.65	.42	1.22				
TOTAL CONTRACT	15	1.57	1.50	1.15	2.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	29679	13
AVG SQFT/RETAIL TENANT	2662	6
AVG SQFT/OFFICE WORKER	250	13
AVG % OFFICE OCCUPANCY	83.2	15
AVG % RETAIL OCCUPANCY	91.6	7
AVG $ RATE YR-END RENT	24.34	11
AVG NET PRKNG INC/STALL	1153.26	6
RENTABLE/GROSS SQFT	.92	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.37**	**15**
PAYROLL	.57	5
CONTRACT	1.13	14
SUP/MAT/MISC	.06	14
TRASH REMOVAL	.06	15
REPR/MAINT TOTAL	**1.18**	**15**
PAYROLL	.52	13
ELEVATOR	.24	15
HVAC	.14	14
ELECTRICAL	.03	15
STRUCT/ROOF	.03	6
PLUMBING	.01	14
FIRE/LIFE SFTY	.08	12
OTHER MAINT/SUP	.28	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.63**	**15**
ELECTRICAL	2.41	15
GAS	.09	6
FUEL OIL	.02	8
PURCH STEAM	.20	8
PURCH CH WTR		
COAL		
WATER/SEWER	.07	15
RDS/GNDS/SEC TOTAL	**.38**	**15**
RDS/GNDS TOTAL	.07	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	5
RDS/GNDS OTHER	.01	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	15
SEC PAYROLL	.19	5
SEC CONTRACTS	.28	14
SEC OTHER	.04	4
ADMIN TOTAL	**.65**	**15**
PAYROLL	.18	15
MGMT FEES	.35	12
PROF FEES	.09	10
GEN OFC EXP	.10	13
OTHER ADM EXP	.09	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.95**	**15**
REAL ESTATE TAX	2.50	15
BUILDING INS	.21	12
PERS PROP TAX		
OTHER TAX	.53	7
LEASING EXPENSES	**1.55**	**8**
ADV/PROMOTION	.12	6
COMMISSIONS	.10	3
PROF FEES	.30	7
TENANT ALTS	1.40	6
BUY-OUTS		
OTHER LEASING	.22	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.89**	**15**
CLEANING	.57	5
REPAIR/MAINT	.52	13
RDS/GROUNDS		
SECURITY	.19	5
ADMINISTRATIVE	.18	15
TOTAL CONTRACTS	**1.57**	**15**
CLEANING	1.13	14
REPAIR/MAINT	.52	6
RDS/GROUNDS	.07	5
SECURITY	.28	14
ADMINISTRATIVE	.43	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	58 BLDS	4,827,205 SQ. FT.				4,714,500 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	55					19.20	18.66	15.06	21.90
RETAIL AREA									
OTHER AREA	2	19.13	19.13						
TOTAL RENT	55	18.78	18.08	15.06	21.40				
NET PARKING INC									
MISCELLANEOUS	25	.13	.09	.05	.28				
TOTAL INCOME	55	18.85	18.25	15.13	21.45				
EXPENSE									
CLEANING	51	1.13	1.19	.91	1.25	1.13	1.19	.91	1.25
REPAIR-MAINT	51	.77	.71	.58	.89	.77	.71	.58	.89
UTILITIES	45	2.82	2.78	2.30	3.34	2.82	2.78	2.30	3.34
RDS/GRNDS/SEC	57	.43	.37	.26	.50	.44	.37	.26	.50
ADMINISTRATIVE	58	.85	.79	.67	.95	.87	.80	.67	.95
TOTAL OPER EXP	39	6.05	6.04	5.20	6.99	6.22	6.04	5.20	7.10
FIXED EXPENSES	56	1.41	1.44	1.21	1.74	1.44	1.48	1.25	1.78
TOTAL OPER+FIX	37	7.44	7.54	6.82	8.43	7.66	7.54	6.82	8.50
LEASING EXP	54	1.09	.13	.02	.78				
TOTAL PAYROLL	52	.55	.42	.32	.62				
TOTAL CONTRACT	58	1.29	1.33	.58	1.58				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9096	47
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	248	36
AVG % OFFICE OCCUPANCY	89.7	54
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	20.65	34
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.94	50

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.11**	**50**
PAYROLL	.40	12
CONTRACT	.94	47
SUP/MAT/MISC	.07	40
TRASH REMOVAL	.10	50
REPR/MAINT TOTAL	**.77**	**51**
PAYROLL	.31	47
ELEVATOR	.06	43
HVAC	.17	50
ELECTRICAL	.06	47
STRUCT/ROOF	.09	16
PLUMBING	.02	41
FIRE/LIFE SFTY	.03	22
OTHER MAINT/SUP	.16	46

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.80**	**44**
ELECTRICAL	2.64	44
GAS	.04	12
FUEL OIL	.14	7
PURCH STEAM		
PURCH CH WTR	.07	5
COAL		
WATER/SEWER	.10	42
RDS/GNDS/SEC TOTAL	**.43**	**57**
RDS/GNDS TOTAL	.27	53
RDS/GNDS PAYRL	.10	5
RDS/GNDS CONTR	.24	48
RDS/GNDS OTHER	.03	32

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	46
SEC PAYROLL	.11	5
SEC CONTRACTS	.17	44
SEC OTHER	.03	18
ADMIN TOTAL	**.84**	**56**
PAYROLL	.29	21
MGMT FEES	.52	52
PROF FEES	.10	27
GEN OFC EXP	.08	32
OTHER ADM EXP	.12	36

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.41**	**56**
REAL ESTATE TAX	1.22	56
BUILDING INS	.15	56
PERS PROP TAX		
OTHER TAX	.13	9
LEASING EXPENSES	**1.09**	**54**
ADV/PROMOTION	.17	44
COMMISSIONS	.10	8
PROF FEES	.35	19
TENANT ALTS	.46	27
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.55**	**52**
CLEANING	.40	12
REPAIR/MAINT	.31	47
RDS/GROUNDS	.10	5
SECURITY	.11	5
ADMINISTRATIVE	.29	21
TOTAL CONTRACTS	**1.29**	**58**
CLEANING	.94	47
REPAIR/MAINT	.41	10
RDS/GROUNDS	.24	48
SECURITY	.17	44
ADMINISTRATIVE	.57	52

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Philadelphia, PA

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	327,616 SQ. FT.				326,116 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	10					16.87	19.13	12.47	21.95
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10	16.79	18.87	12.47	21.95				
NET PARKING INC									
MISCELLANEOUS	3	.10	.04						
TOTAL INCOME	10	16.82	19.00	12.47	21.95				
EXPENSE									
CLEANING	10	1.11	1.20	1.09	1.28	1.11	1.20	1.09	1.28
REPAIR-MAINT	9	.87	.65	.51	1.04	.87	.65	.51	1.04
UTILITIES	6	2.50	2.59	.81	2.95	2.50	2.59	.81	2.95
RDS/GRNDS/SEC	9	.52	.47	.32	.71	.53	.47	.33	.71
ADMINISTRATIVE	10	.78	.75	.58	1.02	.79	.76	.58	1.02
TOTAL OPER EXP	5	6.07	5.99	4.80	8.17	6.12	5.99	4.80	8.32
FIXED EXPENSES	10	1.70	1.83	1.56	2.44	1.71	1.87	1.56	2.44
TOTAL OPER + FIX	5	7.78	8.43	6.21	9.87	7.85	8.43	6.21	10.06
LEASING EXP	9	1.53	.28	.01	1.98				
TOTAL PAYROLL	8	.72	.54	.29	1.02				
TOTAL CONTRACT	10	1.52	1.50	.82	1.88				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5654	10
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	277	9
AVG % OFFICE OCCUPANCY	88.4	10
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.19	7
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.11**	**10**
PAYROLL		
CONTRACT	.85	9
SUP/MAT/MISC	.07	7
TRASH REMOVAL	.19	10
REPR/MAINT TOTAL	**.87**	**9**
PAYROLL	.32	7
ELEVATOR	.05	5
HVAC	.35	9
ELECTRICAL	.06	8
STRUCT/ROOF		
PLUMBING	.01	6
FIRE/LIFE SFTY	.05	7
OTHER MAINT/SUP	.12	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.50**	**6**
ELECTRICAL	2.31	6
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.14	6
RDS/GNDS/SEC TOTAL	**.52**	**9**
RDS/GNDS TOTAL	.38	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.41	7
RDS/GNDS OTHER	.08	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.19	6
SEC PAYROLL		
SEC CONTRACTS	.20	5
SEC OTHER	.02	5
ADMIN TOTAL	**.78**	**10**
PAYROLL	.53	3
MGMT FEES	.55	8
PROF FEES	.12	5
GEN OFC EXP	.09	6
OTHER ADM EXP	.09	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.70**	**10**
REAL ESTATE TAX	1.49	10
BUILDING INS	.20	10
PERS PROP TAX		
OTHER TAX	.03	2
LEASING EXPENSES	**1.53**	**9**
ADV/PROMOTION	.03	6
COMMISSIONS		
PROF FEES	.26	3
TENANT ALTS	2.14	6
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.72**	**8**
CLEANING		
REPAIR/MAINT	.32	7
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.53	3
TOTAL CONTRACTS	**1.52**	**10**
CLEANING	.85	9
REPAIR/MAINT	.63	2
RDS/GROUNDS	.41	7
SECURITY	.20	5
ADMINISTRATIVE	.62	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	21 BLDS	1,523,864 SQ. FT.				1,520,923 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	20					17.58	17.37	15.06	20.43
RETAIL AREA									
OTHER AREA									
TOTAL RENT	20	17.59	17.37	15.06	20.43				
NET PARKING INC									
MISCELLANEOUS	9	.23	.20	.06	.32				
TOTAL INCOME	20	17.69	17.60	15.09	20.43				
EXPENSE									
CLEANING	18	1.13	1.19	.88	1.25	1.13	1.19	.88	1.25
REPAIR-MAINT	19	.86	.75	.60	.96	.86	.75	.60	.96
UTILITIES	17	2.94	2.99	2.39	3.30	2.94	2.99	2.39	3.30
RDS/GRNDS/SEC	21	.39	.32	.23	.48	.39	.32	.23	.48
ADMINISTRATIVE	21	.74	.74	.62	.91	.74	.74	.62	.91
TOTAL OPER EXP	16	6.19	5.83	5.20	6.99	6.21	5.83	5.20	6.99
FIXED EXPENSES	21	1.47	1.48	1.29	1.71	1.47	1.48	1.29	1.71
TOTAL OPER + FIX	16	7.61	7.41	6.67	8.07	7.63	7.41	6.67	8.07
LEASING EXP	20	1.21	.12	.07	.69				
TOTAL PAYROLL	21	.46	.38	.30	.57				
TOTAL CONTRACT	21	1.17	1.33	.48	1.55				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8337	16
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	248	14
AVG % OFFICE OCCUPANCY	91.8	21
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	19.77	13
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.97	18

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.04**	**17**
PAYROLL	.31	3
CONTRACT	.81	17
SUP/MAT/MISC	.08	15
TRASH REMOVAL	.12	17
REPR/MAINT TOTAL	**.86**	**19**
PAYROLL	.36	17
ELEVATOR	.07	17
HVAC	.19	18
ELECTRICAL	.07	18
STRUCT/ROOF	.25	5
PLUMBING	.01	14
FIRE/LIFE SFTY	.04	5
OTHER MAINT/SUP	.15	18

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.88**	**16**
ELECTRICAL	2.72	16
GAS		
FUEL OIL	.27	2
PURCH STEAM		
PURCH CH WTR	.06	3
COAL		
WATER/SEWER	.11	16
RDS/GNDS/SEC TOTAL	**.39**	**21**
RDS/GNDS TOTAL	.29	21
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.26	20
RDS/GNDS OTHER	.04	15

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.12	17
SEC PAYROLL		
SEC CONTRACTS	.11	17
SEC OTHER	.03	7
ADMIN TOTAL	**.74**	**21**
PAYROLL	.28	8
MGMT FEES	.53	20
PROF FEES	.13	11
GEN OFC EXP	.06	11
OTHER ADM EXP	.03	15

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.47**	**21**
REAL ESTATE TAX	1.22	21
BUILDING INS	.16	21
PERS PROP TAX		
OTHER TAX	.34	5
LEASING EXPENSES	**1.21**	**20**
ADV/PROMOTION	.10	18
COMMISSIONS		
PROF FEES	.35	6
TENANT ALTS	2.02	9
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.46**	**21**
CLEANING	.31	3
REPAIR/MAINT	.36	17
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.28	8
TOTAL CONTRACTS	**1.17**	**21**
CLEANING	.81	17
REPAIR/MAINT	.45	5
RDS/GROUNDS	.26	20
SECURITY	.11	17
ADMINISTRATIVE	.59	20

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Philadelphia, PA

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,242,568 SQ. FT.				1,234,791 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					20.65	20.79	18.24	22.43
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	20.65	20.85	18.24	22.43				
NET PARKING INC									
MISCELLANEOUS	3	.06	.06						
TOTAL INCOME	9	20.67	20.85	18.25	22.43				
EXPENSE									
CLEANING	7	1.13	1.14	1.11	1.24	1.13	1.14	1.11	1.24
REPAIR-MAINT	9	.59	.60	.42	.76	.59	.60	.42	.76
UTILITIES	9	3.17	3.31	2.75	3.74	3.17	3.31	2.75	3.74
RDS/GRNDS/SEC	9	.36	.34	.26	.38	.36	.34	.26	.38
ADMINISTRATIVE	9	.91	.85	.75	1.01	.92	.87	.75	1.01
TOTAL OPER EXP	7	6.05	6.28	5.49	6.89	6.10	6.28	5.49	7.10
FIXED EXPENSES	9	1.55	1.43	1.06	1.80	1.56	1.43	1.06	1.80
TOTAL OPER+FIX	7	7.66	7.71	7.19	8.53	7.72	7.71	7.19	8.53
LEASING EXP	9	1.44	.05	.00	1.84				
TOTAL PAYROLL	9	.44	.33	.32	.48				
TOTAL CONTRACT	9	1.21	1.33	.78	1.38				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15266	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	232	7
AVG % OFFICE OCCUPANCY	95.3	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	22.25	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.86	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.13	7
PAYROLL		
CONTRACT	.96	7
SUP/MAT/MISC	.11	6
TRASH REMOVAL	.09	7
REPR/MAINT TOTAL	.59	9
PAYROLL	.23	9
ELEVATOR	.06	9
HVAC	.13	9
ELECTRICAL	.05	9
STRUCT/ROOF		
PLUMBING	.01	9
FIRE/LIFE SFTY	.04	4
OTHER MAINT/SUP	.12	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	3.17	9
ELECTRICAL	3.06	9
GAS	.04	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	9
RDS/GNDS/SEC TOTAL	.36	9
RDS/GNDS TOTAL	.26	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.25	9
RDS/GNDS OTHER	.01	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.14	7
SEC PAYROLL		
SEC CONTRACTS	.16	6
SEC OTHER	.01	3
ADMIN TOTAL	.91	9
PAYROLL	.26	6
MGMT FEES	.68	8
PROF FEES	.06	4
GEN OFC EXP	.08	7
OTHER ADM EXP	.04	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.55	9
REAL ESTATE TAX	1.41	9
BUILDING INS	.14	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.44	9
ADV/PROMOTION	.03	6
COMMISSIONS		
PROF FEES	.49	4
TENANT ALTS	2.48	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.44	9
CLEANING		
REPAIR/MAINT	.23	9
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.26	6
TOTAL CONTRACTS	1.21	9
CLEANING	.96	7
REPAIR/MAINT		
RDS/GROUNDS	.25	9
SECURITY	.16	6
ADMINISTRATIVE	.70	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,115,488 SQ. FT.				1,015,000 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					21.61	23.59		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	19.66	16.96						
NET PARKING INC									
MISCELLANEOUS	3	.10	.07						
TOTAL INCOME	3	19.78	17.04						
EXPENSE									
CLEANING	3	1.19	1.25			1.19	1.25		
REPAIR-MAINT	3	.88	.79			.88	.79		
UTILITIES	3	2.63	2.32			2.63	2.32		
RDS/GRNDS/SEC	3	.63	.66			.69	.84		
ADMINISTRATIVE	3	.83	.78			.91	.93		
TOTAL OPER EXP	3	6.16	6.55			6.77	6.55		
FIXED EXPENSES	3	1.17	1.13			1.29	1.27		
TOTAL OPER+FIX	3	7.33	7.83			8.05	7.83		
LEASING EXP	3	.18	.20						
TOTAL PAYROLL	3	.68	.62						
TOTAL CONTRACT	3	1.78	2.03						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	78.2	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.95	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.19	3
PAYROLL		
CONTRACT	1.11	3
SUP/MAT/MISC	.01	3
TRASH REMOVAL	.07	3
REPR/MAINT TOTAL	.88	3
PAYROLL	.31	3
ELEVATOR	.05	3
HVAC	.18	3
ELECTRICAL	.07	3
STRUCT/ROOF	.05	2
PLUMBING	.03	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.22	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.63	3
ELECTRICAL	2.45	3
GAS	.01	3
FUEL OIL	.12	2
PURCH STEAM		
PURCH CH WTR	.07	2
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC TOTAL	.63	3
RDS/GNDS TOTAL	.20	3
RDS/GNDS PAYRL	.07	2
RDS/GNDS CONTR	.15	3
RDS/GNDS OTHER	.01	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.43	3
SEC PAYROLL	.09	3
SEC CONTRACTS	.31	3
SEC OTHER	.03	3
ADMIN TOTAL	.83	3
PAYROLL	.36	2
MGMT FEES	.42	3
PROF FEES	.09	3
GEN OFC EXP	.08	3
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.17	3
REAL ESTATE TAX	1.02	3
BUILDING INS	.13	3
PERS PROP TAX		
OTHER TAX	.02	2
LEASING EXPENSES	.18	3
ADV/PROMOTION	.07	3
COMMISSIONS		
PROF FEES		
TENANT ALTS	.16	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.68	3
CLEANING		
REPAIR/MAINT	.31	3
RDS/GROUNDS	.07	2
SECURITY	.09	3
ADMINISTRATIVE	.36	2
TOTAL CONTRACTS	1.78	3
CLEANING	1.11	3
REPAIR/MAINT		
RDS/GROUNDS	.15	3
SECURITY	.31	3
ADMINISTRATIVE	.45	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Phoenix, AZ

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	26 BLDS	3,380,734 SQ. FT.				3,269,613 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	25					12.99	10.36	9.65	13.85
RETAIL AREA	7	6.57	8.28						
OTHER AREA									
TOTAL RENT	26	12.68	10.42	9.17	13.06				
NET PARKING INC	18	.42	.24	.06	.47				
MISCELLANEOUS	19	1.10	.13	.10	.17				
TOTAL INCOME	26	13.50	10.58	9.46	14.53				
EXPENSE									
CLEANING	25	.65	.65	.49	.73	.65	.66	.49	.73
REPAIR-MAINT	26	.96	.80	.55	.98	.97	.80	.55	1.00
UTILITIES	26	1.84	1.80	1.55	1.98	1.85	1.86	1.55	2.00
RDS/GRNDS/SEC	26	.39	.42	.22	.45	.41	.42	.22	.49
ADMINISTRATIVE	26	.86	.76	.58	.94	.89	.83	.58	.94
TOTAL OPER EXP	25	4.77	4.49	4.03	4.93	4.95	4.63	4.10	4.93
FIXED EXPENSES	26	2.19	2.27	1.66	2.65	2.27	2.27	1.67	2.65
TOTAL OPER+FIX	25	7.00	6.61	5.69	7.53	7.27	6.76	5.77	7.88
LEASING EXP	24	.58	.29	.12	.44				
TOTAL PAYROLL	22	.78	.60	.46	.76				
TOTAL CONTRACT	26	.74	.81	.67	.98				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15679	14
AVG SQFT/RETAIL TENANT	1739	8
AVG SQFT/OFFICE WORKER	315	11
AVG % OFFICE OCCUPANCY	78.7	26
AVG % RETAIL OCCUPANCY	78.9	8
AVG $ RATE YR-END RENT	15.23	13
AVG NET PRKNG INC/STALL	176.08	16
RENTABLE/GROSS SQFT	.90	19

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.65	25
PAYROLL	.09	2
CONTRACT	.56	25
SUP/MAT/MISC	.05	13
TRASH REMOVAL	.03	25
REPR/MAINT TOTAL	.96	26
PAYROLL	.33	14
ELEVATOR	.19	26
HVAC	.15	26
ELECTRICAL	.03	12
STRUCT/ROOF	.02	10
PLUMBING	.03	12
FIRE/LIFE SFTY	.07	12
OTHER MAINT/SUP	.22	26

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.88	14
ELECTRICAL	1.78	14
GAS	.04	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	14
RDS/GNDS/SEC TOTAL	.39	26
RDS/GNDS TOTAL	.13	26
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	25
RDS/GNDS OTHER	.07	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	26
SEC PAYROLL	.26	7
SEC CONTRACTS	.18	23
SEC OTHER	.04	12
ADMIN TOTAL	.86	26
PAYROLL	.37	19
MGMT FEES	.27	26
PROF FEES	.06	16
GEN OFC EXP	.13	25
OTHER ADM EXP	.13	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.19	26
REAL ESTATE TAX	2.06	26
BUILDING INS	.13	26
PERS PROP TAX	.01	8
OTHER TAX		
LEASING EXPENSES	.58	24
ADV/PROMOTION	.07	23
COMMISSIONS	.05	15
PROF FEES	.19	10
TENANT ALTS	.42	19
BUY-OUTS	.18	6
OTHER LEASING	.10	7

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.78	22
CLEANING	.09	2
REPAIR/MAINT	.33	14
RDS/GROUNDS		
SECURITY	.26	7
ADMINISTRATIVE	.37	19
TOTAL CONTRACTS	.74	26
CLEANING	.56	25
REPAIR/MAINT	.28	3
RDS/GROUNDS	.10	25
SECURITY	.18	23
ADMINISTRATIVE	.30	26

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,529,286 SQ. FT.				1,528,929 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					14.34	12.85	9.68	18.51
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	14.82	13.52	10.58	18.55				
NET PARKING INC	2	.73	.74						
MISCELLANEOUS									
TOTAL INCOME	4	15.19	14.03	10.88	19.06				
EXPENSE									
CLEANING	3	.69	.75			.69	.75		
REPAIR-MAINT	4	.82	.72	.59	1.01	.82	.72	.59	1.01
UTILITIES	4	1.89	1.83	1.61	2.13	1.89	1.83	1.61	2.13
RDS/GRNDS/SEC	4	.37	.39	.29	.44	.37	.39	.29	.44
ADMINISTRATIVE	4	.84	.83	.64	1.07	.84	.83	.64	1.07
TOTAL OPER EXP	3	4.77	4.78			4.77	4.79		
FIXED EXPENSES	4	2.49	2.56	2.16	2.83	2.49	2.56	2.16	2.84
TOTAL OPER+FIX	3	7.43	7.72			7.43	7.73		
LEASING EXP	2	.30	.30						
TOTAL PAYROLL	4	.63	.62	.50	.75				
TOTAL CONTRACT	4	.71	.79	.57	.85				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19508	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	328	3
AVG % OFFICE OCCUPANCY	77.8	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.85	4
AVG NET PRKNG INC/STALL	354.66	2
RENTABLE/GROSS SQFT	.93	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.69	3
PAYROLL		
CONTRACT	.60	3
SUP/MAT/MISC	.06	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	.82	4
PAYROLL	.28	4
ELEVATOR	.23	4
HVAC	.10	4
ELECTRICAL	.01	3
STRUCT/ROOF	.01	2
PLUMBING	.01	3
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.17	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.89	4
ELECTRICAL	1.81	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	4
RDS/GNDS/SEC TOTAL	.37	4
RDS/GNDS TOTAL	.10	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	3
RDS/GNDS OTHER	.08	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	4
SEC PAYROLL		
SEC CONTRACTS	.20	3
SEC OTHER	.05	3
ADMIN TOTAL	.84	4
PAYROLL	.27	4
MGMT FEES	.31	4
PROF FEES		
GEN OFC EXP	.14	4
OTHER ADM EXP	.17	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.49	4
REAL ESTATE TAX	2.32	4
BUILDING INS	.16	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.30	2
ADV/PROMOTION	.05	2
COMMISSIONS	.06	2
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.63	4
CLEANING		
REPAIR/MAINT	.28	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.27	4
TOTAL CONTRACTS	.71	4
CLEANING	.60	3
REPAIR/MAINT		
RDS/GROUNDS	.09	3
SECURITY	.20	3
ADMINISTRATIVE	.32	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Phoenix, AZ

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	48 BLDS	2,188,980 SQ. FT.				2,176,799 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	47					10.45	10.50	7.93	12.21
RETAIL AREA									
OTHER AREA									
TOTAL RENT	47	10.42	10.51	7.93	12.14				
NET PARKING INC	30	.08	.06	.01	.12				
MISCELLANEOUS	28	.58	.12	.05	.70				
TOTAL INCOME	47	10.91	10.51	8.32	12.44				
EXPENSE									
CLEANING	41	.65	.73	.60	.79	.65	.74	.61	.79
REPAIR-MAINT	48	.75	.72	.52	.98	.76	.72	.52	.98
UTILITIES	48	1.79	1.86	1.58	2.02	1.80	1.86	1.58	2.02
RDS/GRNDS/SEC	48	.36	.40	.30	.45	.36	.40	.30	.45
ADMINISTRATIVE	48	.90	.69	.48	.95	.91	.69	.48	.95
TOTAL OPER EXP	41	4.48	4.40	3.85	5.10	4.50	4.40	3.91	5.10
FIXED EXPENSES	48	1.91	1.99	1.63	2.18	1.93	1.99	1.63	2.21
TOTAL OPER+FIX	41	6.41	6.17	5.90	6.91	6.45	6.17	5.90	6.91
LEASING EXP	43	1.35	1.23	.76	1.99				
TOTAL PAYROLL	35	.61	.50	.40	.82				
TOTAL CONTRACT	46	.90	.94	.70	1.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3570	44
AVG SQFT/RETAIL TENANT	2630	3
AVG SQFT/OFFICE WORKER	271	33
AVG % OFFICE OCCUPANCY	75.0	47
AVG % RETAIL OCCUPANCY	88.4	3
AVG $ RATE YR-END RENT	12.54	44
AVG NET PRKNG INC/STALL	25.47	8
RENTABLE/GROSS SQFT	.93	26

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.64	39
PAYROLL	.08	7
CONTRACT	.53	39
SUP/MAT/MISC	.06	23
TRASH REMOVAL	.03	39
REPR/MAINT TOTAL	.68	46
PAYROLL	.28	35
ELEVATOR	.05	33
HVAC	.13	46
ELECTRICAL	.03	17
STRUCT/ROOF	.06	24
PLUMBING	.01	21
FIRE/LIFE SFTY	.02	21
OTHER MAINT/SUP	.16	45

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.80	46
ELECTRICAL	1.69	46
GAS	.03	15
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	46
RDS/GNDS/SEC TOTAL	.36	46
RDS/GNDS TOTAL	.27	44
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.25	44
RDS/GNDS OTHER	.04	18

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.13	29
SEC PAYROLL		
SEC CONTRACTS	.12	29
SEC OTHER	.02	2
ADMIN TOTAL	.88	46
PAYROLL	.37	24
MGMT FEES	.33	41
PROF FEES	.12	45
GEN OFC EXP	.09	32
OTHER ADM EXP	.09	31

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.91	46
REAL ESTATE TAX	1.61	46
BUILDING INS	.11	44
PERS PROP TAX	.03	24
OTHER TAX	.43	18
LEASING EXPENSES	1.35	43
ADV/PROMOTION	.04	29
COMMISSIONS	.08	5
PROF FEES	.30	43
TENANT ALTS	.94	43
BUY-OUTS	.10	5
OTHER LEASING	.10	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.61	35
CLEANING	.08	7
REPAIR/MAINT	.28	35
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.37	24
TOTAL CONTRACTS	.90	46
CLEANING	.53	39
REPAIR/MAINT	.12	10
RDS/GROUNDS	.25	44
SECURITY	.12	29
ADMINISTRATIVE	.45	46

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	176,605 SQ. FT.				176,605 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					10.76	10.51	6.20	12.31
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	10.76	10.51	6.20	12.31				
NET PARKING INC									
MISCELLANEOUS	2	.10	.10						
TOTAL INCOME	5	10.84	10.51	6.20	12.44				
EXPENSE									
CLEANING	5	.79	.75	.68	.84	.79	.75	.68	.84
REPAIR-MAINT	6	.89	.84	.74	1.04	.89	.84	.74	1.04
UTILITIES	6	1.91	1.69	1.58	2.02	1.91	1.69	1.58	2.02
RDS/GRNDS/SEC	6	.42	.40	.32	.51	.42	.40	.32	.51
ADMINISTRATIVE	6	.62	.50	.46	.83	.62	.50	.46	.83
TOTAL OPER EXP	5	4.65	4.15	3.64	5.14	4.65	4.16	3.64	5.14
FIXED EXPENSES	6	1.84	1.95	1.79	2.02	1.84	1.95	1.79	2.02
TOTAL OPER+FIX	5	6.49	5.84	5.67	7.09	6.49	5.84	5.67	7.09
LEASING EXP	6	1.90	1.73	1.07	2.87				
TOTAL PAYROLL	5	.43	.47	.29	.54				
TOTAL CONTRACT	6	.98	.99	.65	1.07				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2719	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	319	4
AVG % OFFICE OCCUPANCY	80.1	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.64	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.90	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.79	5
PAYROLL		
CONTRACT	.64	5
SUP/MAT/MISC	.10	4
TRASH REMOVAL	.05	5
REPR/MAINT TOTAL	.89	6
PAYROLL	.30	5
ELEVATOR	.06	4
HVAC	.18	6
ELECTRICAL	.03	3
STRUCT/ROOF	.06	2
PLUMBING	.02	3
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.34	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.91	6
ELECTRICAL	1.78	6
GAS	.02	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	6
RDS/GNDS/SEC TOTAL	.42	6
RDS/GNDS TOTAL	.37	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.29	6
RDS/GNDS OTHER	.10	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.07	3
SEC PAYROLL		
SEC CONTRACTS	.07	3
SEC OTHER		
ADMIN TOTAL	.82	6
PAYROLL	.23	2
MGMT FEES	.42	5
PROF FEES	.09	5
GEN OFC EXP	.04	4
OTHER ADM EXP	.04	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.84	6
REAL ESTATE TAX	1.68	6
BUILDING INS	.17	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.90	6
ADV/PROMOTION	.04	4
COMMISSIONS	.18	3
PROF FEES	.17	6
TENANT ALTS	1.46	6
BUY-OUTS		
OTHER LEASING	.40	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.43	5
CLEANING		
REPAIR/MAINT	.30	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.23	2
TOTAL CONTRACTS	.98	6
CLEANING	.64	5
REPAIR/MAINT	.17	3
RDS/GROUNDS	.29	6
SECURITY	.07	3
ADMINISTRATIVE	.46	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Phoenix, AZ

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	203,248 SQ. FT.				203,248 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					12.12	12.16		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	12.12	12.16						
NET PARKING INC	3	.20	.01						
MISCELLANEOUS									
TOTAL INCOME	3	12.35	12.29						
EXPENSE									
CLEANING	3	.78	.77			.78	.77		
REPAIR-MAINT	3	.70	.68			.70	.68		
UTILITIES	3	2.03	1.88			2.03	1.88		
RDS/GRNDS/SEC	3	.38	.33			.38	.33		
ADMINISTRATIVE	3	.62	.66			.62	.66		
TOTAL OPER EXP	3	4.49	4.42			4.49	4.42		
FIXED EXPENSES	3	1.99	1.65			1.99	1.65		
TOTAL OPER + FIX	3	6.48	6.37			6.48	6.37		
LEASING EXP	3	1.15	.81						
TOTAL PAYROLL	3	.27	.23						
TOTAL CONTRACT	3	1.00	.94						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2410	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	182	2
AVG % OFFICE OCCUPANCY	82.9	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.73	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.95	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.78	3
PAYROLL		
CONTRACT	.61	3
SUP/MAT/MISC	.10	3
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	.70	3
PAYROLL	.27	3
ELEVATOR	.08	2
HVAC	.19	3
ELECTRICAL	.01	2
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.10	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.03	3
ELECTRICAL	1.91	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	3
RDS/GNDS/SEC TOTAL	.38	3
RDS/GNDS TOTAL	.32	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.28	3
RDS/GNDS OTHER	.05	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.06	3
SEC PAYROLL		
SEC CONTRACTS	.06	3
SEC OTHER	.02	2
ADMIN TOTAL	.62	3
PAYROLL		
MGMT FEES	.46	3
PROF FEES	.11	3
GEN OFC EXP	.06	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.99	3
REAL ESTATE TAX	1.94	3
BUILDING INS	.07	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.15	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.30	3
TENANT ALTS	.76	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.27	3
CLEANING		
REPAIR/MAINT	.27	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.00	3
CLEANING	.61	3
REPAIR/MAINT	.08	2
RDS/GROUNDS	.28	3
SECURITY	.05	3
ADMINISTRATIVE	.58	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

*1992 BOMA Experience Exchange Report

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	719,556 SQ. FT.				715,066 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					10.31	9.61	8.10	11.38
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	10.31	9.61	8.10	11.37				
NET PARKING INC	4	.05	.01	.01	.07				
MISCELLANEOUS	4	.79	.70	.34	1.11				
TOTAL INCOME	4	11.15	10.01	8.81	12.18				
EXPENSE									
CLEANING	4	.63	.60	.52	.69	.64	.60	.52	.69
REPAIR-MAINT	4	.67	.61	.50	.75	.67	.61	.50	.75
UTILITIES	4	1.72	1.63	1.31	1.94	1.72	1.64	1.31	1.95
RDS/GRNDS/SEC	4	.32	.38	.27	.41	.33	.38	.27	.41
ADMINISTRATIVE	4	1.09	1.09	.78	1.34	1.10	1.09	.78	1.35
TOTAL OPER EXP	4	4.43	3.95	3.84	4.67	4.48	3.95	3.84	4.72
FIXED EXPENSES	4	2.12	2.12	2.02	2.19	2.13	2.14	2.02	2.21
TOTAL OPER + FIX	4	6.55	6.09	5.93	6.80	6.59	6.09	5.93	6.86
LEASING EXP	2	1.35	1.25						
TOTAL PAYROLL	4	.82	.60	.52	.96				
TOTAL CONTRACT	4	.88	.79	.76	.94				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5863	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	278	2
AVG % OFFICE OCCUPANCY	70.5	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.28	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.63	4
PAYROLL	.09	3
CONTRACT	.49	4
SUP/MAT/MISC	.05	4
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	.67	4
PAYROLL	.27	4
ELEVATOR	.06	4
HVAC	.11	4
ELECTRICAL	.03	4
STRUCT/ROOF	.06	4
PLUMBING	.02	4
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.13	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.72	4
ELECTRICAL	1.62	4
GAS	.02	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	4
RDS/GNDS/SEC TOTAL	.32	4
RDS/GNDS TOTAL	.18	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.16	4
SEC PAYROLL		
SEC CONTRACTS	.14	4
SEC OTHER		
ADMIN TOTAL	1.09	4
PAYROLL	.47	4
MGMT FEES	.30	4
PROF FEES	.13	4
GEN OFC EXP	.12	3
OTHER ADM EXP	.11	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.12	4
REAL ESTATE TAX	1.77	4
BUILDING INS	.13	4
PERS PROP TAX	.06	2
OTHER TAX	.54	2
LEASING EXPENSES	1.35	2
ADV/PROMOTION	.05	2
COMMISSIONS		
PROF FEES	.13	2
TENANT ALTS	1.03	2
BUY-OUTS		
OTHER LEASING	.04	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.82	4
CLEANING	.09	3
REPAIR/MAINT	.27	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.47	4
TOTAL CONTRACTS	.88	4
CLEANING	.49	4
REPAIR/MAINT	.13	2
RDS/GROUNDS	.18	4
SECURITY	.14	4
ADMINISTRATIVE	.43	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

*1992 BOMA Experience Exchange Report

Pittsburgh, PA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	38 BLDS	13,706,389 SQ. FT.				13,010,412 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	37					20.95	17.00	12.98	21.66
RETAIL AREA	23	18.45	14.75	7.83	25.65				
OTHER AREA	10	5.47	4.52	1.26	8.28				
TOTAL RENT	37	20.57	15.42	12.89	21.38				
NET PARKING INC	13	.67	.42	.13	.87				
MISCELLANEOUS	32	.30	.06	.02	.21				
TOTAL INCOME	37	21.27	15.61	13.02	21.87				
EXPENSE									
CLEANING	38	1.45	1.22	.91	1.53	1.49	1.25	.91	1.55
REPAIR-MAINT	38	1.38	1.12	.94	1.56	1.43	1.27	.99	1.65
UTILITIES	38	2.18	2.11	1.78	2.62	2.22	2.20	1.78	2.62
RDS/GRNDS/SEC	38	.53	.37	.27	.76	.56	.47	.30	.77
ADMINISTRATIVE	38	.70	.74	.44	.95	.74	.80	.48	1.00
TOTAL OPER EXP	38	6.24	5.96	4.48	7.03	6.57	6.40	4.56	7.86
FIXED EXPENSES	37	3.38	2.50	2.00	3.88	3.56	2.68	2.19	4.16
TOTAL OPER + FIX	37	9.62	8.83	7.07	10.13	10.15	9.37	7.78	10.69
LEASING EXP	26	1.43	.68	.09	1.82				
TOTAL PAYROLL	34	.91	.56	.36	.76				
TOTAL CONTRACT	38	1.89	1.40	1.05	2.40				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15391	34
AVG SQFT/RETAIL TENANT	2934	25
AVG SQFT/OFFICE WORKER	267	33
AVG % OFFICE OCCUPANCY	90.2	38
AVG % RETAIL OCCUPANCY	92.4	25
AVG $ RATE YR-END RENT	19.68	21
AVG NET PRKNG INC/STALL	1848.22	12
RENTABLE/GROSS SQFT	.92	29

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.45**	**38**
PAYROLL	.81	9
CONTRACT	1.25	36
SUP/MAT/MISC	.06	36
TRASH REMOVAL	.08	38
REPR/MAINT TOTAL	**1.38**	**38**
PAYROLL	.53	26
ELEVATOR	.26	38
HVAC	.37	38
ELECTRICAL	.10	38
STRUCT/ROOF	.07	19
PLUMBING	.02	31
FIRE/LIFE SFTY	.06	35
OTHER MAINT/SUP	.21	36

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.18**	**38**
ELECTRICAL	1.76	38
GAS	.13	23
FUEL OIL		
PURCH STEAM	.48	12
PURCH CH WTR	.61	6
COAL		
WATER/SEWER	.11	37
RDS/GNDS/SEC TOTAL	**.53**	**38**
RDS/GNDS TOTAL	.08	30
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	28
RDS/GNDS OTHER	.04	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.47	37
SEC PAYROLL	.87	5
SEC CONTRACTS	.41	35
SEC OTHER	.02	22
ADMIN TOTAL	**.70**	**38**
PAYROLL	.29	28
MGMT FEES	.34	31
PROF FEES	.06	29
GEN OFC EXP	.08	34
OTHER ADM EXP	.06	28

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.38**	**37**
REAL ESTATE TAX	3.16	37
BUILDING INS	.15	37
PERS PROP TAX		
OTHER TAX	.11	26
LEASING EXPENSES	**1.43**	**26**
ADV/PROMOTION	.14	13
COMMISSIONS	.06	8
PROF FEES	.24	18
TENANT ALTS	1.15	21
BUY-OUTS	.09	4
OTHER LEASING	.04	8

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.91**	**34**
CLEANING	.81	9
REPAIR/MAINT	.53	26
RDS/GROUNDS		
SECURITY	.87	5
ADMINISTRATIVE	.29	28
TOTAL CONTRACTS	**1.89**	**38**
CLEANING	1.25	36
REPAIR/MAINT	.95	12
RDS/GROUNDS	.09	28
SECURITY	.41	35
ADMINISTRATIVE	.32	36

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	198,200 SQ. FT.				179,753 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					10.53	9.98	8.05	13.63
RETAIL AREA	2	15.74	15.94						
OTHER AREA									
TOTAL RENT	4	10.98	9.80	8.67	13.12				
NET PARKING INC									
MISCELLANEOUS	3	.06	.06						
TOTAL INCOME	4	11.02	9.63	8.72	13.15				
EXPENSE									
CLEANING	5	.71	.67	.50	.91	.77	.67	.54	1.05
REPAIR-MAINT	5	1.00	.94	.72	1.52	1.08	1.22	.76	1.52
UTILITIES	5	1.61	1.76	1.09	2.33	1.69	1.76	1.09	2.62
RDS/GRNDS/SEC	5	.44	.34	.18	.67	.49	.44	.19	.72
ADMINISTRATIVE	5	.71	.84	.44	.92	.78	.86	.50	1.02
TOTAL OPER EXP	5	4.47	4.23	4.06	5.38	4.93	4.92	4.06	6.31
FIXED EXPENSES	5	2.14	1.99	1.40	2.85	2.36	2.15	1.47	3.48
TOTAL OPER + FIX	5	6.61	6.08	5.52	8.22	7.29	7.07	5.52	9.78
LEASING EXP	4	.52	.27	.17	1.26				
TOTAL PAYROLL	4	.53	.49	.45	.61				
TOTAL CONTRACT	5	1.04	1.06	.61	1.34				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6082	5
AVG SQFT/RETAIL TENANT	3779	2
AVG SQFT/OFFICE WORKER	309	3
AVG % OFFICE OCCUPANCY	74.4	5
AVG % RETAIL OCCUPANCY	91.2	2
AVG $ RATE YR-END RENT	14.70	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.98	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.71**	**5**
PAYROLL		
CONTRACT	.61	5
SUP/MAT/MISC	.07	3
TRASH REMOVAL	.05	5
REPR/MAINT TOTAL	**1.00**	**5**
PAYROLL	.39	3
ELEVATOR	.15	5
HVAC	.26	5
ELECTRICAL	.06	5
STRUCT/ROOF		
PLUMBING	.05	5
FIRE/LIFE SFTY	.03	5
OTHER MAINT/SUP	.22	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.61**	**5**
ELECTRICAL	1.30	5
GAS	.21	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	5
RDS/GNDS/SEC TOTAL	**.44**	**5**
RDS/GNDS TOTAL	.09	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	5
SEC PAYROLL		
SEC CONTRACTS	.34	5
SEC OTHER	.02	3
ADMIN TOTAL	**.71**	**5**
PAYROLL	.35	3
MGMT FEES	.43	5
PROF FEES	.08	2
GEN OFC EXP	.03	4
OTHER ADM EXP	.02	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.14**	**5**
REAL ESTATE TAX	1.95	5
BUILDING INS	.13	5
PERS PROP TAX		
OTHER TAX	.09	3
LEASING EXPENSES	**.52**	**4**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.35	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.53**	**4**
CLEANING		
REPAIR/MAINT	.39	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.35	3
TOTAL CONTRACTS	**1.04**	**5**
CLEANING	.61	5
REPAIR/MAINT		
RDS/GROUNDS	.09	5
SECURITY	.34	5
ADMINISTRATIVE	.47	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Pittsburgh, PA

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	535,430 SQ. FT.				514,156 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					14.93	15.31	12.78	18.27
RETAIL AREA	3	4.41	7.06						
OTHER AREA									
TOTAL RENT	8	14.45	14.94	12.78	16.40				
NET PARKING INC									
MISCELLANEOUS	7	.31	.09	.04	.50				
TOTAL INCOME	8	14.73	14.97	12.88	16.42				
EXPENSE									
CLEANING	8	.80	.94	.60	1.00	.82	.95	.60	1.10
REPAIR-MAINT	8	.88	.88	.75	1.03	.91	.91	.83	1.04
UTILITIES	8	2.05	1.91	1.80	2.36	2.12	2.05	1.81	2.38
RDS/GRNDS/SEC	8	.27	.31	.21	.34	.28	.31	.21	.37
ADMINISTRATIVE	8	.66	.68	.53	.76	.69	.69	.57	.83
TOTAL OPER EXP	8	4.66	4.48	4.04	5.16	4.85	4.52	4.18	5.56
FIXED EXPENSES	8	2.54	2.59	1.99	3.17	2.64	2.70	1.99	3.32
TOTAL OPER+FIX	8	7.19	7.07	6.19	8.17	7.49	7.60	6.35	8.31
LEASING EXP	8	.47	.25	.04	.84				
TOTAL PAYROLL	8	.40	.33	.22	.64				
TOTAL CONTRACT	8	1.07	1.14	1.04	1.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4455	8
AVG SQFT/RETAIL TENANT	1821	3
AVG SQFT/OFFICE WORKER	266	7
AVG % OFFICE OCCUPANCY	86.6	8
AVG % RETAIL OCCUPANCY	89.9	3
AVG $ RATE YR-END RENT	15.61	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.99	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.80	8
PAYROLL		
CONTRACT	.69	8
SUP/MAT/MISC	.06	8
TRASH REMOVAL	.05	8
REPR/MAINT TOTAL	.88	8
PAYROLL	.34	8
ELEVATOR	.12	8
HVAC	.26	8
ELECTRICAL	.03	6
STRUCT/ROOF	.04	3
PLUMBING	.01	7
FIRE/LIFE SFTY	.06	6
OTHER MAINT/SUP	.07	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.05	8
ELECTRICAL	1.79	8
GAS	.20	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	8
RDS/GNDS/SEC TOTAL	.27	8
RDS/GNDS TOTAL	.10	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	6
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	8
SEC PAYROLL		
SEC CONTRACTS	.22	7
SEC OTHER	.01	3
ADMIN TOTAL	.66	8
PAYROLL	.19	3
MGMT FEES	.51	8
PROF FEES	.02	5
GEN OFC EXP	.05	6
OTHER ADM EXP	.05	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.54	8
REAL ESTATE TAX	2.25	8
BUILDING INS	.20	8
PERS PROP TAX		
OTHER TAX	.09	8
LEASING EXPENSES	.47	8
ADV/PROMOTION	.02	4
COMMISSIONS	.09	3
PROF FEES	.12	5
TENANT ALTS	.39	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.40	8
CLEANING		
REPAIR/MAINT	.34	8
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.19	3
TOTAL CONTRACTS	1.07	8
CLEANING	.69	8
REPAIR/MAINT	.36	2
RDS/GROUNDS	.09	6
SECURITY	.22	7
ADMINISTRATIVE	.52	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,522,532 SQ. FT.				1,427,754 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					14.56	14.56	12.66	20.08
RETAIL AREA	4	10.22	11.42	7.83	16.37				
OTHER AREA									
TOTAL RENT	7	14.25	14.56	12.50	19.76				
NET PARKING INC	2	.33	.36						
MISCELLANEOUS	4	.22	.04	.03	.39				
TOTAL INCOME	7	14.48	14.60	13.22	19.80				
EXPENSE									
CLEANING	7	1.16	1.23	1.01	1.49	1.23	1.27	1.04	1.49
REPAIR-MAINT	7	1.30	1.05	.97	1.75	1.38	1.31	1.05	1.81
UTILITIES	7	2.06	2.18	1.51	3.08	2.16	2.52	1.71	3.08
RDS/GRNDS/SEC	7	.73	.65	.43	1.11	.78	.67	.45	1.29
ADMINISTRATIVE	7	.52	.43	.39	.60	.55	.44	.39	.72
TOTAL OPER EXP	7	5.77	6.23	5.09	7.08	6.16	6.34	5.18	8.44
FIXED EXPENSES	6	2.86	3.62	1.68	4.33	3.08	3.74	1.77	4.56
TOTAL OPER+FIX	6	8.58	10.02	8.51	10.65	9.26	10.34	8.85	13.46
LEASING EXP	4	.39	.13	.01	.76				
TOTAL PAYROLL	5	1.57	.71	.52	3.22				
TOTAL CONTRACT	7	1.40	1.10	.29	2.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16087	6
AVG SQFT/RETAIL TENANT	4096	4
AVG SQFT/OFFICE WORKER	317	5
AVG % OFFICE OCCUPANCY	81.7	7
AVG % RETAIL OCCUPANCY	99.3	4
AVG $ RATE YR-END RENT	15.70	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.94	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.16	7
PAYROLL	1.11	2
CONTRACT	.80	6
SUP/MAT/MISC	.06	7
TRASH REMOVAL	.10	7
REPR/MAINT TOTAL	1.30	7
PAYROLL	.61	5
ELEVATOR	.17	7
HVAC	.38	7
ELECTRICAL	.07	7
STRUCT/ROOF	.06	4
PLUMBING	.05	6
FIRE/LIFE SFTY	.03	6
OTHER MAINT/SUP	.09	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.06	7
ELECTRICAL	1.67	7
GAS	.14	3
FUEL OIL		
PURCH STEAM	.53	3
PURCH CH WTR		
COAL		
WATER/SEWER	.09	7
RDS/GNDS/SEC TOTAL	.73	7
RDS/GNDS TOTAL	.11	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	6
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.69	6
SEC PAYROLL	.81	2
SEC CONTRACTS	.49	5
SEC OTHER	.02	5
ADMIN TOTAL	.52	7
PAYROLL	.25	5
MGMT FEES	.25	6
PROF FEES	.04	5
GEN OFC EXP	.03	6
OTHER ADM EXP	.05	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.86	6
REAL ESTATE TAX	2.62	6
BUILDING INS	.19	6
PERS PROP TAX		
OTHER TAX	.06	4
LEASING EXPENSES	.39	4
ADV/PROMOTION	.04	2
COMMISSIONS		
PROF FEES	.09	2
TENANT ALTS	.33	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.57	5
CLEANING	1.11	2
REPAIR/MAINT	.61	5
RDS/GROUNDS		
SECURITY	.81	2
ADMINISTRATIVE	.25	5
TOTAL CONTRACTS	1.40	7
CLEANING	.80	6
REPAIR/MAINT		
RDS/GROUNDS	.11	6
SECURITY	.48	5
ADMINISTRATIVE	.28	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Pittsburgh, PA

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	3,761,096 SQ. FT.				3,306,924 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	9					20.30	18.55	14.63	24.75
RETAIL AREA	6	19.93	20.08	3.40	26.51				
OTHER AREA	7	3.01	1.52	1.07	6.68				
TOTAL RENT	9	19.49	18.35	13.83	22.59				
NET PARKING INC	6	.57	.48	.14	.91				
MISCELLANEOUS	9	.12	.03	.02	.20				
TOTAL INCOME	9	19.99	18.47	14.18	22.67				
EXPENSE									
CLEANING	9	1.63	1.52	1.42	1.67	1.65	1.52	1.42	1.68
REPAIR-MAINT	9	1.75	1.90	1.38	2.18	1.79	1.92	1.39	2.20
UTILITIES	9	2.42	2.42	2.10	2.76	2.43	2.45	2.10	2.79
RDS/GRNDS/SEC	9	.60	.74	.30	.98	.64	.77	.31	1.03
ADMINISTRATIVE	9	.83	.95	.72	1.03	.89	.95	.76	1.11
TOTAL OPER EXP	9	7.22	7.23	6.33	8.45	7.75	8.04	6.64	8.86
FIXED EXPENSES	9	2.45	2.20	1.94	3.05	2.63	2.30	2.23	3.21
TOTAL OPER + FIX	9	9.68	10.06	8.60	10.61	10.38	10.52	9.73	11.36
LEASING EXP	8	1.65	1.56	.82	2.56				
TOTAL PAYROLL	8	.53	.54	.38	.67				
TOTAL CONTRACT	9	2.59	2.54	2.04	3.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8154	9
AVG SQFT/RETAIL TENANT	2578	8
AVG SQFT/OFFICE WORKER	247	9
AVG % OFFICE OCCUPANCY	89.1	9
AVG % RETAIL OCCUPANCY	92.4	8
AVG $ RATE YR-END RENT	18.34	8
AVG NET PRKNG INC/STALL	1556.82	6
RENTABLE/GROSS SQFT	.94	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.63**	**9**
PAYROLL		
CONTRACT	1.49	9
SUP/MAT/MISC	.06	9
TRASH REMOVAL	.07	9
REPR/MAINT TOTAL	**1.75**	**9**
PAYROLL	.47	3
ELEVATOR	.27	9
HVAC	.58	9
ELECTRICAL	.18	9
STRUCT/ROOF	.20	7
PLUMBING	.02	4
FIRE/LIFE SFTY	.07	9
OTHER MAINT/SUP	.32	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.42**	**9**
ELECTRICAL	1.66	9
GAS	.17	4
FUEL OIL		
PURCH STEAM	.44	5
PURCH CH WTR	.65	5
COAL		
WATER/SEWER	.10	9
RDS/GNDS/SEC TOTAL	**.60**	**9**
RDS/GNDS TOTAL	.08	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	7
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.52	9
SEC PAYROLL		
SEC CONTRACTS	.50	9
SEC OTHER	.03	7
ADMIN TOTAL	**.83**	**9**
PAYROLL	.33	8
MGMT FEES	.38	8
PROF FEES	.07	8
GEN OFC EXP	.05	9
OTHER ADM EXP	.10	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.45**	**9**
REAL ESTATE TAX	2.22	9
BUILDING INS	.16	9
PERS PROP TAX		
OTHER TAX	.10	7
LEASING EXPENSES	**1.65**	**8**
ADV/PROMOTION	.11	5
COMMISSIONS	.06	2
PROF FEES	.31	8
TENANT ALTS	1.34	7
BUY-OUTS	.11	2
OTHER LEASING	.10	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.53**	**8**
CLEANING		
REPAIR/MAINT	.47	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.33	8
TOTAL CONTRACTS	**2.59**	**9**
CLEANING	1.49	9
REPAIR/MAINT	1.22	4
RDS/GROUNDS	.11	7
SECURITY	.50	9
ADMINISTRATIVE	.47	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	7,247,838 SQ. FT.				6,948,476 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					23.74	23.91	22.10	25.86
RETAIL AREA	5	21.70	26.89	12.79	35.30				
OTHER AREA	2	11.79	32.94						
TOTAL RENT	6	23.56	23.96	21.81	25.90				
NET PARKING INC	4	.76	.62	.37	1.16				
MISCELLANEOUS	6	.42	.18	.02	1.27				
TOTAL INCOME	6	24.55	25.62	22.97	27.15				
EXPENSE									
CLEANING	6	1.47	1.43	1.31	1.86	1.50	1.46	1.36	1.86
REPAIR-MAINT	6	1.22	1.22	1.08	1.32	1.26	1.29	1.13	1.37
UTILITIES	6	2.09	2.07	1.50	2.45	2.15	2.14	1.56	2.59
RDS/GRNDS/SEC	6	.45	.50	.31	.56	.47	.53	.32	.56
ADMINISTRATIVE	6	.65	.65	.24	.95	.88	.72	.24	1.01
TOTAL OPER EXP	6	5.88	6.05	4.58	6.90	6.14	6.49	4.76	7.09
FIXED EXPENSES	6	4.12	4.24	4.20	4.67	4.30	4.55	4.32	4.90
TOTAL OPER + FIX	6	10.01	9.50	8.83	11.10	10.44	10.28	9.18	11.40
LEASING EXP	2	1.70	1.63						
TOTAL PAYROLL	6	.84	.80	.69	.97				
TOTAL CONTRACT	6	1.77	1.72	1.55	2.14				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	41024	6
AVG SQFT/RETAIL TENANT	2821	5
AVG SQFT/OFFICE WORKER	264	6
AVG % OFFICE OCCUPANCY	92.7	6
AVG % RETAIL OCCUPANCY	88.8	5
AVG $ RATE YR-END RENT	21.19	4
AVG NET PRKNG INC/STALL	2039.96	4
RENTABLE/GROSS SQFT	.90	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.47**	**6**
PAYROLL	.81	2
CONTRACT	1.37	5
SUP/MAT/MISC	.05	6
TRASH REMOVAL	.09	6
REPR/MAINT TOTAL	**1.22**	**6**
PAYROLL	.50	4
ELEVATOR	.28	6
HVAC	.28	6
ELECTRICAL	.08	6
STRUCT/ROOF		
PLUMBING	.01	6
FIRE/LIFE SFTY	.05	6
OTHER MAINT/SUP	.18	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.09**	**6**
ELECTRICAL	1.86	6
GAS	.09	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	5
RDS/GNDS/SEC TOTAL	**.45**	**6**
RDS/GNDS TOTAL	.06	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	6
SEC PAYROLL		
SEC CONTRACTS	.39	6
SEC OTHER	.01	4
ADMIN TOTAL	**.65**	**6**
PAYROLL	.26	6
MGMT FEES	.30	4
PROF FEES	.06	6
GEN OFC EXP	.08	5
OTHER ADM EXP	.05	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.12**	**6**
REAL ESTATE TAX	3.91	6
BUILDING INS	.12	6
PERS PROP TAX		
OTHER TAX	.13	4
LEASING EXPENSES	**1.70**	**2**
ADV/PROMOTION	.19	2
COMMISSIONS		
PROF FEES	.18	2
TENANT ALTS	1.30	2
BUY-OUTS		
OTHER LEASING	.01	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.84**	**6**
CLEANING	.81	2
REPAIR/MAINT	.50	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.26	6
TOTAL CONTRACTS	**1.77**	**6**
CLEANING	1.37	5
REPAIR/MAINT	.75	2
RDS/GROUNDS	.07	4
SECURITY	.39	6
ADMINISTRATIVE	.26	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Pittsburgh, PA

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	25 BLDS	1,672,675 SQ. FT.				1,655,089 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	22					14.18	13.71	11.25	16.45
RETAIL AREA	4	13.43	13.36	13.28	13.63				
OTHER AREA									
TOTAL RENT	22	14.34	13.78	11.28	16.41				
NET PARKING INC	3	.36	.35						
MISCELLANEOUS	10	.13	.12	.04	.17				
TOTAL INCOME	22	14.46	13.95	11.40	16.43				
EXPENSE									
CLEANING	25	.79	.68	.58	.95	.80	.68	.50	.95
REPAIR-MAINT	25	.81	.83	.62	.94	.82	.83	.62	.95
UTILITIES	24	2.01	2.13	1.79	2.30	2.03	2.16	2.00	2.30
RDS/GRNDS/SEC	25	.38	.25	.20	.38	.38	.26	.20	.38
ADMINISTRATIVE	25	.69	.62	.44	.79	.70	.62	.44	.79
TOTAL OPER EXP	24	4.67	4.45	3.85	5.17	4.72	4.49	4.12	5.17
FIXED EXPENSES	25	1.70	1.87	1.44	2.28	1.72	1.95	1.46	2.28
TOTAL OPER + FIX	24	6.36	6.64	5.88	7.10	6.43	6.75	6.14	7.10
LEASING EXP	19	.22	.14	.02	.47				
TOTAL PAYROLL	22	.47	.45	.25	.71				
TOTAL CONTRACT	25	1.13	.88	.67	1.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3999	22
AVG SQFT/RETAIL TENANT	1350	4
AVG SQFT/OFFICE WORKER	255	13
AVG % OFFICE OCCUPANCY	90.0	24
AVG % RETAIL OCCUPANCY	92.0	4
AVG $ RATE YR-END RENT	17.14	15
AVG NET PRKNG INC/STALL	152.67	2
RENTABLE/GROSS SQFT	.91	18

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.79	25
PAYROLL		
CONTRACT	.71	25
SUP/MAT/MISC	.06	17
TRASH REMOVAL	.05	24
REPR/MAINT TOTAL	.81	25
PAYROLL	.28	20
ELEVATOR	.10	21
HVAC	.20	25
ELECTRICAL	.04	23
STRUCT/ROOF	.02	17
PLUMBING	.02	20
FIRE/LIFE SFTY	.02	20
OTHER MAINT/SUP	.21	21

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.00	23
ELECTRICAL	1.69	23
GAS	.18	20
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	23
RDS/GNDS/SEC TOTAL	.38	25
RDS/GNDS TOTAL	.18	25
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	18
RDS/GNDS OTHER	.04	15

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.21	22
SEC PAYROLL		
SEC CONTRACTS	.25	18
SEC OTHER	.01	9
ADMIN TOTAL	.70	24
PAYROLL	.28	17
MGMT FEES	.47	17
PROF FEES	.08	15
GEN OFC EXP	.10	15
OTHER ADM EXP	.07	12

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.66	24
REAL ESTATE TAX	1.50	24
BUILDING INS	.13	23
PERS PROP TAX	.06	5
OTHER TAX	.08	5
LEASING EXPENSES	.22	19
ADV/PROMOTION	.04	15
COMMISSIONS	.10	2
PROF FEES	.20	8
TENANT ALTS	.37	6
BUY-OUTS		
OTHER LEASING	.02	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.47	22
CLEANING		
REPAIR/MAINT	.28	20
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.29	17
TOTAL CONTRACTS	1.13	25
CLEANING	.71	25
REPAIR/MAINT	.38	5
RDS/GROUNDS	.18	18
SECURITY	.25	18
ADMINISTRATIVE	.43	21

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	207,855 SQ. FT.				206,665 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					13.29	12.54	11.25	14.54
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	13.30	12.54	11.28	14.48				
NET PARKING INC									
MISCELLANEOUS	4	.11	.07	.03	.27				
TOTAL INCOME	7	13.36	12.56	11.33	14.70				
EXPENSE									
CLEANING	8	.87	.61	.58	.99	.87	.64	.58	.99
REPAIR-MAINT	8	.71	.61	.36	.88	.71	.61	.37	.88
UTILITIES	7	2.19	2.30	1.83	2.35	2.19	2.30	1.83	2.35
RDS/GRNDS/SEC	8	.29	.22	.16	.43	.29	.22	.15	.43
ADMINISTRATIVE	8	.53	.46	.36	.61	.53	.46	.37	.61
TOTAL OPER EXP	7	4.47	3.85	3.35	4.80	4.50	4.12	3.35	4.80
FIXED EXPENSES	8	1.77	1.78	1.38	2.08	1.78	1.78	1.36	2.16
TOTAL OPER + FIX	7	6.21	6.24	5.00	6.66	6.25	6.31	5.17	6.66
LEASING EXP	7	.47	.26	.10	.71				
TOTAL PAYROLL	5	.66	.67	.59	.71				
TOTAL CONTRACT	8	1.13	.67	.61	1.32				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1951	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	251	5
AVG % OFFICE OCCUPANCY	92.5	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.11	6
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.87	8
PAYROLL		
CONTRACT	.75	8
SUP/MAT/MISC	.06	4
TRASH REMOVAL	.09	8
REPR/MAINT TOTAL	.71	8
PAYROLL	.38	5
ELEVATOR	.12	4
HVAC	.27	8
ELECTRICAL	.03	7
STRUCT/ROOF	.01	4
PLUMBING	.02	5
FIRE/LIFE SFTY	.01	6
OTHER MAINT/SUP	.10	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.19	7
ELECTRICAL	1.90	7
GAS	.22	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	7
RDS/GNDS/SEC TOTAL	.26	8
RDS/GNDS TOTAL	.12	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.36	3
RDS/GNDS OTHER	.02	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.10	6
SEC PAYROLL		
SEC CONTRACTS	.19	6
SEC OTHER		
ADMIN TOTAL	.53	8
PAYROLL	.38	4
MGMT FEES	.58	4
PROF FEES	.04	5
GEN OFC EXP	.03	5
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.77	8
REAL ESTATE TAX	1.59	8
BUILDING INS	.15	8
PERS PROP TAX	.01	4
OTHER TAX		
LEASING EXPENSES	.47	7
ADV/PROMOTION	.04	6
COMMISSIONS		
PROF FEES	.06	2
TENANT ALTS	.70	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.66	5
CLEANING		
REPAIR/MAINT	.38	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.38	4
TOTAL CONTRACTS	1.13	8
CLEANING	.75	8
REPAIR/MAINT		
RDS/GROUNDS	.36	3
SECURITY	.19	6
ADMINISTRATIVE	.41	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Pittsburgh, PA

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	889,340 SQ. FT.				872,904 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	10					15.45	14.04	12.79	18.15
RETAIL AREA	3	13.44	13.39						
OTHER AREA									
TOTAL RENT	10	15.60	14.28	12.85	18.15				
NET PARKING INC	3	.36	.35						
MISCELLANEOUS	5	.12	.14	.03	.18				
TOTAL INCOME	10	15.77	14.54	13.36	18.17				
EXPENSE									
CLEANING	11	.74	.77	.55	.94	.75	.77	.59	.95
REPAIR-MAINT	11	.89	.88	.82	1.03	.90	.88	.82	1.03
UTILITIES	11	2.12	2.04	2.01	2.19	2.16	2.11	2.02	2.22
RDS/GRNDS/SEC	11	.32	.25	.23	.30	.32	.26	.23	.30
ADMINISTRATIVE	11	.76	.73	.54	.87	.78	.73	.54	.87
TOTAL OPER EXP	11	4.83	4.49	4.28	5.34	4.92	4.74	4.39	5.37
FIXED EXPENSES	11	2.07	1.93	1.63	2.42	2.11	1.99	1.76	2.42
TOTAL OPER+FIX	11	6.90	6.82	6.22	7.34	7.03	7.00	6.53	7.34
LEASING EXP	8	.14	.08	.02	.18				
TOTAL PAYROLL	11	.51	.30	.29	.75				
TOTAL CONTRACT	11	1.04	1.01	.81	1.16				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3722	9
AVG SQFT/RETAIL TENANT	1367	3
AVG SQFT/OFFICE WORKER	272	6
AVG % OFFICE OCCUPANCY	91.4	11
AVG % RETAIL OCCUPANCY	91.5	3
AVG $ RATE YR-END RENT	16.87	8
AVG NET PRKNG INC/STALL	152.67	2
RENTABLE/GROSS SQFT	.92	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.74	11
PAYROLL		
CONTRACT	.65	11
SUP/MAT/MISC	.06	8
TRASH REMOVAL	.04	11
REPR/MAINT TOTAL	.89	11
PAYROLL	.34	10
ELEVATOR	.10	11
HVAC	.14	11
ELECTRICAL	.04	10
STRUCT/ROOF	.02	7
PLUMBING	.02	10
FIRE/LIFE SFTY	.03	8
OTHER MAINT/SUP	.25	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.12	10
ELECTRICAL	1.75	10
GAS	.18	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	10
RDS/GNDS/SEC TOTAL	.32	11
RDS/GNDS TOTAL	.15	11
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	9
RDS/GNDS OTHER	.05	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.16	10
SEC PAYROLL		
SEC CONTRACTS	.22	7
SEC OTHER	.02	6
ADMIN TOTAL	.78	10
PAYROLL	.29	7
MGMT FEES	.50	8
PROF FEES	.08	8
GEN OFC EXP	.10	8
OTHER ADM EXP	.07	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.01	10
REAL ESTATE TAX	1.86	10
BUILDING INS	.13	9
PERS PROP TAX		
OTHER TAX	.05	4
LEASING EXPENSES	.14	8
ADV/PROMOTION	.06	6
COMMISSIONS		
PROF FEES	.09	5
TENANT ALTS	.15	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.51	11
CLEANING		
REPAIR/MAINT	.34	10
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.29	7
TOTAL CONTRACTS	1.04	11
CLEANING	.65	11
REPAIR/MAINT	.35	4
RDS/GROUNDS	.14	9
SECURITY	.22	7
ADMINISTRATIVE	.45	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	384,206 SQ. FT.				384,206 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					11.37	11.59		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	11.79	12.02						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	11.88	12.10						
EXPENSE									
CLEANING	3	.95	.76			.95	.76		
REPAIR-MAINT	3	.83	.81			.83	.81		
UTILITIES	3	1.58	1.49			1.58	1.49		
RDS/GRNDS/SEC	3	.65	.34			.65	.34		
ADMINISTRATIVE	3	.76	.77			.76	.77		
TOTAL OPER EXP	3	4.77	4.95			4.77	4.95		
FIXED EXPENSES	3	1.58	1.43			1.58	1.43		
TOTAL OPER+FIX	3	6.35	6.90			6.35	6.90		
LEASING EXP									
TOTAL PAYROLL	3	.46	.26						
TOTAL CONTRACT	3	1.58	.96						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	45612	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	228	2
AVG % OFFICE OCCUPANCY	87.2	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.85	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.95	3
PAYROLL		
CONTRACT	.93	3
SUP/MAT/MISC		
TRASH REMOVAL	.04	2
REPR/MAINT TOTAL	.83	3
PAYROLL	.16	2
ELEVATOR	.09	3
HVAC	.35	3
ELECTRICAL	.04	3
STRUCT/ROOF	.02	3
PLUMBING		
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.22	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.58	3
ELECTRICAL	1.33	3
GAS	.17	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	3
RDS/GNDS/SEC TOTAL	.65	3
RDS/GNDS TOTAL	.31	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.31	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	3
SEC PAYROLL		
SEC CONTRACTS	.46	2
SEC OTHER	.01	2
ADMIN TOTAL	.76	3
PAYROLL	.37	3
MGMT FEES	.39	2
PROF FEES	.01	2
GEN OFC EXP	.14	2
OTHER ADM EXP	.09	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.58	3
REAL ESTATE TAX	1.45	3
BUILDING INS	.14	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.46	3
CLEANING		
REPAIR/MAINT	.16	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.37	3
TOTAL CONTRACTS	1.58	3
CLEANING	.93	3
REPAIR/MAINT		
RDS/GROUNDS	.31	3
SECURITY	.46	2
ADMINISTRATIVE	.40	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Portland, OR

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	26 BLDS	5,175,996 SQ. FT.				4,689,524 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	25					13.87	12.87	9.46	14.60
RETAIL AREA	20	11.21	12.06	7.14	15.86				
OTHER AREA	14	4.08	4.22	2.42	8.46				
TOTAL RENT	25	13.31	12.49	8.99	14.06				
NET PARKING INC	19	1.07	.68	.32	1.31				
MISCELLANEOUS	17	.08	.02	.01	.08				
TOTAL INCOME	25	14.50	13.46	9.01	15.67				
EXPENSE									
CLEANING	26	1.06	1.04	.83	1.12	1.11	1.09	.93	1.24
REPAIR-MAINT	26	1.03	1.05	.90	1.32	1.08	1.15	.95	1.44
UTILITIES	26	1.46	1.25	.99	1.67	1.51	1.34	1.10	1.73
RDS/GRNDS/SEC	26	.35	.31	.20	.41	.36	.33	.22	.45
ADMINISTRATIVE	25	.60	.66	.47	.88	.65	.69	.61	.97
TOTAL OPER EXP	26	4.45	4.40	4.00	4.84	4.91	4.97	4.24	5.66
FIXED EXPENSES	26	2.22	1.95	1.19	2.48	2.45	2.15	1.26	2.63
TOTAL OPER+FIX	26	6.67	6.21	5.46	7.17	7.36	6.92	6.14	7.84
LEASING EXP	25	1.02	.90	.33	1.65				
TOTAL PAYROLL	23	.65	.40	.26	.79				
TOTAL CONTRACT	26	1.42	1.24	1.06	1.52				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6104	23
AVG SQFT/RETAIL TENANT	2407	20
AVG SQFT/OFFICE WORKER	291	14
AVG % OFFICE OCCUPANCY	89.5	26
AVG % RETAIL OCCUPANCY	89.2	21
AVG $ RATE YR-END RENT	17.20	22
AVG NET PRKNG INC/STALL	1072.67	13
RENTABLE/GROSS SQFT	.85	13

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.06**	**26**
PAYROLL	.16	4
CONTRACT	.91	26
SUP/MAT/MISC	.07	21
TRASH REMOVAL	.06	24
REPR/MAINT TOTAL	**1.03**	**26**
PAYROLL	.33	19
ELEVATOR	.25	26
HVAC	.18	26
ELECTRICAL	.06	25
STRUCT/ROOF	.11	18
PLUMBING	.04	25
FIRE/LIFE SFTY	.04	22
OTHER MAINT/SUP	.16	23

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.46**	**26**
ELECTRICAL	1.31	26
GAS	.13	16
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.12	2
COAL		
WATER/SEWER	.10	22
RDS/GNDS/SEC TOTAL	**.35**	**26**
RDS/GNDS TOTAL	.04	15
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	11
RDS/GNDS OTHER	.02	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	25
SEC PAYROLL	.52	6
SEC CONTRACTS	.25	20
SEC OTHER	.01	12
ADMIN TOTAL	**.60**	**25**
PAYROLL	.35	11
MGMT FEES	.46	19
PROF FEES	.09	18
GEN OFC EXP	.07	17
OTHER ADM EXP	.04	21

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.22**	**26**
REAL ESTATE TAX	1.83	26
BUILDING INS	.36	25
PERS PROP TAX	.01	9
OTHER TAX	.09	11
LEASING EXPENSES	**1.02**	**25**
ADV/PROMOTION	.04	15
COMMISSIONS	.04	6
PROF FEES	.28	21
TENANT ALTS	.77	23
BUY-OUTS	.03	2
OTHER LEASING	.11	13

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.65**	**23**
CLEANING	.16	4
REPAIR/MAINT	.33	19
RDS/GROUNDS		
SECURITY	.52	6
ADMINISTRATIVE	.35	11
TOTAL CONTRACTS	**1.42**	**26**
CLEANING	.91	26
REPAIR/MAINT	.43	16
RDS/GROUNDS	.05	11
SECURITY	.25	20
ADMINISTRATIVE	.52	19

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	209,532 SQ. FT.				188,225 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					10.39	8.74	7.54	13.77
RETAIL AREA	3	6.32	8.32						
OTHER AREA	2	2.49	2.42						
TOTAL RENT	6	9.91	8.01	7.11	13.77				
NET PARKING INC	3	.70	.68						
MISCELLANEOUS	4	.02	.02	.01	.04				
TOTAL INCOME	6	12.18	8.69	7.12	16.29				
EXPENSE									
CLEANING	6	.88	.90	.77	1.04	.96	1.03	.77	1.15
REPAIR-MAINT	6	1.18	1.06	.90	1.40	1.28	1.24	.94	1.63
UTILITIES	6	1.35	1.35	1.03	1.74	1.40	1.41	1.25	1.77
RDS/GRNDS/SEC	6	.25	.29	.22	.33	.28	.33	.22	.36
ADMINISTRATIVE	6	.71	.57	.47	.70	.79	.67	.63	.76
TOTAL OPER EXP	6	4.37	4.44	3.95	4.68	4.86	5.21	4.44	5.35
FIXED EXPENSES	6	1.35	1.19	.64	2.08	1.50	1.26	.86	2.08
TOTAL OPER+FIX	6	5.72	5.41	4.71	7.24	6.36	6.51	6.12	7.24
LEASING EXP	6	1.44	1.69	.91	1.97				
TOTAL PAYROLL	5	.31	.29	.23	.44				
TOTAL CONTRACT	6	1.05	1.09	.85	1.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2431	6
AVG SQFT/RETAIL TENANT	3587	3
AVG SQFT/OFFICE WORKER	310	3
AVG % OFFICE OCCUPANCY	90.4	6
AVG % RETAIL OCCUPANCY	91.2	3
AVG $ RATE YR-END RENT	11.81	5
AVG NET PRKNG INC/STALL	521.44	2
RENTABLE/GROSS SQFT	.95	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.88**	**6**
PAYROLL		
CONTRACT	.67	6
SUP/MAT/MISC	.13	6
TRASH REMOVAL	.09	6
REPR/MAINT TOTAL	**1.18**	**6**
PAYROLL	.31	5
ELEVATOR	.15	6
HVAC	.32	6
ELECTRICAL	.09	6
STRUCT/ROOF	.11	4
PLUMBING	.02	6
FIRE/LIFE SFTY	.05	6
OTHER MAINT/SUP	.22	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.35**	**6**
ELECTRICAL	1.01	6
GAS	.23	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	14	6
RDS/GNDS/SEC TOTAL	**.25**	**6**
RDS/GNDS TOTAL	.11	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	3
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	6
SEC PAYROLL		
SEC CONTRACTS	.18	6
SEC OTHER	.04	4
ADMIN TOTAL	**.71**	**6**
PAYROLL		
MGMT FEES	.53	6
PROF FEES	.13	6
GEN OFC EXP		
OTHER ADM EXP	.05	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.35**	**6**
REAL ESTATE TAX	1.13	6
BUILDING INS	.20	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.44**	**6**
ADV/PROMOTION	.01	4
COMMISSIONS	.09	3
PROF FEES	.48	4
TENANT ALTS	1.12	5
BUY-OUTS		
OTHER LEASING	.05	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.31**	**5**
CLEANING		
REPAIR/MAINT	.31	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**1.05**	**6**
CLEANING	.67	6
REPAIR/MAINT	.24	4
RDS/GROUNDS	.10	3
SECURITY	.18	6
ADMINISTRATIVE	.66	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Portland, OR

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	2,211,706 SQ. FT.				2,027,431 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	9					11.63	12.73	9.05	14.61
RETAIL AREA	8	10.28	13.66	8.84	15.81				
OTHER AREA	4	5.35	5.31	4.14	9.08				
TOTAL RENT	9	11.59	12.60	9.27	13.93				
NET PARKING INC	8	.91	.70	.49	1.35				
MISCELLANEOUS	8	.05	.01	.01	.08				
TOTAL INCOME	9	13.20	13.85	9.63	15.33				
EXPENSE									
CLEANING	10	.96	1.00	.79	1.11	1.02	1.04	.82	1.24
REPAIR-MAINT	10	1.03	.98	.76	1.35	1.10	.98	.78	1.46
UTILITIES	10	1.19	1.25	.86	1.51	1.25	1.30	.87	1.51
RDS/GRNDS/SEC	10	.37	.37	.17	.52	.41	.43	.17	.54
ADMINISTRATIVE	10	.83	.75	.65	.93	.90	.82	.65	1.06
TOTAL OPER EXP	10	4.39	4.38	3.77	4.78	4.78	4.63	4.06	5.55
FIXED EXPENSES	10	1.97	2.07	1.73	2.44	2.15	2.33	1.73	2.62
TOTAL OPER+FIX	10	6.35	6.56	5.70	7.23	6.93	6.81	5.80	8.06
LEASING EXP	9	1.83	.91	.46	1.61				
TOTAL PAYROLL	10	.67	.44	.37	1.04				
TOTAL CONTRACT	10	1.22	1.37	1.03	1.44				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5531	8
AVG SQFT/RETAIL TENANT	2430	7
AVG SQFT/OFFICE WORKER	262	3
AVG % OFFICE OCCUPANCY	84.7	10
AVG % RETAIL OCCUPANCY	83.7	8
AVG $ RATE YR-END RENT	16.54	9
AVG NET PRKNG INC/STALL	906.78	7
RENTABLE/GROSS SQFT	.89	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.96**	**10**
PAYROLL	.21	3
CONTRACT	.77	10
SUP/MAT/MISC	.08	8
TRASH REMOVAL	.07	9
REPR/MAINT TOTAL	**1.03**	**10**
PAYROLL	.37	9
ELEVATOR	.20	10
HVAC	.13	10
ELECTRICAL	.05	9
STRUCT/ROOF	.14	7
PLUMBING	.04	9
FIRE/LIFE SFTY	.03	7
OTHER MAINT/SUP	.18	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.19**	**10**
ELECTRICAL	1.02	10
GAS	.11	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	10
RDS/GNDS/SEC TOTAL	**.37**	**10**
RDS/GNDS TOTAL	.06	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	7
RDS/GNDS OTHER	.02	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.33	10
SEC PAYROLL	.52	2
SEC CONTRACTS	.28	8
SEC OTHER	.01	4
ADMIN TOTAL	**.83**	**10**
PAYROLL	.36	5
MGMT FEES	.46	10
PROF FEES	.09	9
GEN OFC EXP	.05	9
OTHER ADM EXP	.05	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.97**	**10**
REAL ESTATE TAX	1.77	10
BUILDING INS	.13	10
PERS PROP TAX	.01	5
OTHER TAX	.08	7
LEASING EXPENSES	**1.83**	**9**
ADV/PROMOTION	.05	8
COMMISSIONS	.03	3
PROF FEES	.46	8
TENANT ALTS	1.34	9
BUY-OUTS		
OTHER LEASING	.04	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.67**	**10**
CLEANING	.21	3
REPAIR/MAINT	.37	9
RDS/GROUNDS		
SECURITY	.52	2
ADMINISTRATIVE	.36	5
TOTAL CONTRACTS	**1.22**	**10**
CLEANING	.77	10
REPAIR/MAINT	.30	5
RDS/GROUNDS	.05	7
SECURITY	.28	8
ADMINISTRATIVE	.51	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS	692,937 SQ. FT.				660,937 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	18					9.90	9.67	8.23	12.09
RETAIL AREA									
OTHER AREA									
TOTAL RENT	18	9.93	9.73	8.43	12.09				
NET PARKING INC	2	.33	.33						
MISCELLANEOUS	9	.05	.05	.01	.11				
TOTAL INCOME	18	10.03	9.79	8.55	12.38				
EXPENSE									
CLEANING	12	.91	.86	.66	1.14	.93	.86	.68	1.14
REPAIR-MAINT	12	.65	.51	.43	.76	.66	.51	.43	.76
UTILITIES	12	.98	1.05	.85	1.30	1.00	1.05	.94	1.30
RDS/GRNDS/SEC	18	.32	.27	.22	.34	.33	.27	.22	.34
ADMINISTRATIVE	18	.50	.51	.43	.69	.51	.51	.43	.73
TOTAL OPER EXP	12	3.47	3.36	3.14	3.88	3.56	3.36	3.14	4.00
FIXED EXPENSES	18	1.87	1.31	1.19	2.37	1.91	1.40	1.20	2.37
TOTAL OPER+FIX	12	5.01	5.09	4.29	5.60	5.14	5.16	4.29	5.60
LEASING EXP	14	1.11	.49	.00	2.49				
TOTAL PAYROLL	11	.25	.06	.03	.53				
TOTAL CONTRACT	18	.72	.83	.35	1.22				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4289	18
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	339	12
AVG % OFFICE OCCUPANCY	88.8	18
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.05	14
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.97	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.91**	**12**
PAYROLL		
CONTRACT	.63	12
SUP/MAT/MISC	.13	12
TRASH REMOVAL	.11	11
REPR/MAINT TOTAL	**.65**	**12**
PAYROLL	.23	5
ELEVATOR	.06	9
HVAC	.21	12
ELECTRICAL	.08	8
STRUCT/ROOF	.01	4
PLUMBING	.01	9
FIRE/LIFE SFTY	.03	7
OTHER MAINT/SUP	.18	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.01**	**11**
ELECTRICAL	.90	11
GAS	.01	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	10
RDS/GNDS/SEC TOTAL	**.32**	**18**
RDS/GNDS TOTAL	.28	18
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.22	17
RDS/GNDS OTHER	.11	12

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.05	13
SEC PAYROLL		
SEC CONTRACTS	.04	13
SEC OTHER	.03	2
ADMIN TOTAL	**.50**	**18**
PAYROLL		
MGMT FEES	.41	18
PROF FEES	.04	14
GEN OFC EXP	.01	8
OTHER ADM EXP	.01	13

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.87**	**18**
REAL ESTATE TAX	1.77	18
BUILDING INS	.11	15
PERS PROP TAX		
OTHER TAX	.01	6
LEASING EXPENSES	**1.11**	**14**
ADV/PROMOTION		
COMMISSIONS	.19	3
PROF FEES	.25	9
TENANT ALTS	1.91	8
BUY-OUTS		
OTHER LEASING	.02	8

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.25**	**11**
CLEANING		
REPAIR/MAINT	.23	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.72**	**18**
CLEANING	.63	12
REPAIR/MAINT	.42	2
RDS/GROUNDS	.22	17
SECURITY	.04	13
ADMINISTRATIVE	.44	18

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Portland, OR

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	231,690 SQ. FT.				231,690 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					11.37	10.60	9.50	13.38
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	11.39	10.65	9.50	13.36				
NET PARKING INC									
MISCELLANEOUS	5	.06	.05	.01	.11				
TOTAL INCOME	6	11.44	10.71	9.62	13.36				
EXPENSE									
CLEANING	6	.93	.93	.66	1.14	.93	.93	.66	1.14
REPAIR-MAINT	6	.55	.54	.42	.76	.55	.54	.42	.76
UTILITIES	6	1.20	1.28	1.02	1.31	1.20	1.28	1.02	1.31
RDS/GRNDS/SEC	6	.28	.24	.22	.32	.28	.24	.22	.32
ADMINISTRATIVE	6	.62	.59	.47	.82	.62	.59	.47	.82
TOTAL OPER EXP	6	3.57	3.56	3.35	4.00	3.57	3.56	3.35	4.00
FIXED EXPENSES	6	1.52	1.31	1.27	1.66	1.52	1.31	1.27	1.66
TOTAL OPER+FIX	6	5.09	5.16	5.02	5.60	5.09	5.16	5.02	5.60
LEASING EXP	5	2.89	2.49	.24	5.32				
TOTAL PAYROLL	3	.35	.21						
TOTAL CONTRACT	6	1.05	1.22	.71	1.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2588	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	379	4
AVG % OFFICE OCCUPANCY	87.1	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.06	6
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.95	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.93	6	**UTILITIES TOTAL**	1.20	6	SECURITY TOTAL	.08	5	**FIXED EXP TOTAL**	1.52	6	**TOTAL PAYROLL**	.35	3
PAYROLL			ELECTRICAL	1.11	6	SEC PAYROLL			REAL ESTATE TAX	1.43	6	CLEANING		
CONTRACT	.63	6	GAS	.01	5	SEC CONTRACTS	.07	5	BUILDING INS	.08	6	REPAIR/MAINT	.12	3
SUP/MAT/MISC	.12	6	FUEL OIL			SEC OTHER	.03	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.10	5	PURCH STEAM			**ADMIN TOTAL**	.62	6	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.55	6	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**	2.89	5	ADMINISTRATIVE		
PAYROLL	.12	3	COAL			MGMT FEES	.58	6	ADV/PROMOTION			**TOTAL CONTRACTS**	1.05	6
ELEVATOR	.07	6	WATER/SEWER	.09	5	PROF FEES	.03	5	COMMISSIONS	.06	2	CLEANING	.63	6
HVAC	.23	6	**RDS/GNDS/SEC TOTAL**	.28	6	GEN OFC EXP			PROF FEES	.47	4	REPAIR/MAINT	.42	2
ELECTRICAL	.08	6	RDS/GNDS TOTAL	.21	6	OTHER ADM EXP	.01	6	TENANT ALTS	2.93	4	RDS/GROUNDS	.20	6
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.07	5
PLUMBING	.01	6	RDS/GNDS CONTR	.20	6				OTHER LEASING	.02	3	ADMINISTRATIVE	.60	6
FIRE/LIFE SFTY	.04	5	RDS/GNDS OTHER	.03	3									
OTHER MAINT/SUP	.09	5												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	228,140 SQ. FT.				216,140 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					10.79	11.43		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	10.80	11.43						
NET PARKING INC	2	.33	.33						
MISCELLANEOUS									
TOTAL INCOME	3	11.04	12.01						
EXPENSE									
CLEANING	3	.90	.80			.95	.80		
REPAIR-MAINT	3	.76	.51			.80	.51		
UTILITIES	3	.74	.82			.78	.65		
RDS/GRNDS/SEC	3	.41	.36			.43	.36		
ADMINISTRATIVE	3	.59	.65			.62	.70		
TOTAL OPER EXP	3	3.40	3.14			3.58	3.14		
FIXED EXPENSES	3	1.60	1.25			1.69	1.47		
TOTAL OPER+FIX	3	4.99	5.13			5.27	5.60		
LEASING EXP	3	.32	.36						
TOTAL PAYROLL	2	.53	.47						
TOTAL CONTRACT	3	.80	.89						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4062	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	295	2
AVG % OFFICE OCCUPANCY	90.6	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.61	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.99	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.90	3	**UTILITIES TOTAL**	.69	2	SECURITY TOTAL	.05	2	**FIXED EXP TOTAL**	1.60	3	**TOTAL PAYROLL**	.53	2
PAYROLL			ELECTRICAL	.58	2	SEC PAYROLL			REAL ESTATE TAX	1.49	3	CLEANING		
CONTRACT	.63	3	GAS			SEC CONTRACTS	.05	2	BUILDING INS	.11	3	REPAIR/MAINT	.30	2
SUP/MAT/MISC	.15	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.12	3	PURCH STEAM			**ADMIN TOTAL**	.59	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.76	3	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**	.32	3	ADMINISTRATIVE		
PAYROLL	.30	2	COAL			MGMT FEES	.34	3	ADV/PROMOTION			**TOTAL CONTRACTS**	.80	3
ELEVATOR	.05	3	WATER/SEWER	.11	2	PROF FEES	.08	3	COMMISSIONS			CLEANING	.63	3
HVAC	.20	3	**RDS/GNDS/SEC TOTAL**	.41	3	GEN OFC EXP			PROF FEES	.05	2	REPAIR/MAINT		
ELECTRICAL	.07	2	RDS/GNDS TOTAL	.37	3	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.22	2
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.06	2
PLUMBING	.01	3	RDS/GNDS CONTR	.22	2				OTHER LEASING	.03	2	ADMINISTRATIVE	.42	3
FIRE/LIFE SFTY	.03	2	RDS/GNDS OTHER	.24	3									
OTHER MAINT/SUP	.24	3												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Raleigh, NC
ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	921,257 SQ. FT.				848,396 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					16.21	15.45	11.38	17.37
RETAIL AREA	3	13.38	11.54						
OTHER AREA									
TOTAL RENT	4	15.99	15.47	11.38	17.03				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	16.47	15.52	11.42	17.64				
EXPENSE									
CLEANING	4	.80	.78	.69	.88	.82	.79	.70	.90
REPAIR-MAINT	4	1.17	1.02	.49	1.60	1.28	1.05	.51	1.73
UTILITIES	4	2.13	1.69	1.47	2.21	2.18	1.71	1.47	2.28
RDS/GRNDS/SEC	4	.38	.38	.20	.52	.41	.39	.21	.55
ADMINISTRATIVE	4	.64	.52	.39	.82	.69	.52	.41	.85
TOTAL OPER EXP	4	5.12	4.36	3.89	5.39	5.56	4.51	4.00	5.87
FIXED EXPENSES	4	1.09	1.12	.94	1.17	1.19	1.18	.98	1.26
TOTAL OPER+FIX	4	6.21	5.30	5.03	6.36	6.75	5.49	5.10	7.01
LEASING EXP	4	.16	.40	.05	.78				
TOTAL PAYROLL	3	.75	.90						
TOTAL CONTRACT	4	1.60	1.51	1.33	1.76				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15640	4
AVG SQFT/RETAIL TENANT	1779	3
AVG SQFT/OFFICE WORKER	209	4
AVG % OFFICE OCCUPANCY	94.0	4
AVG % RETAIL OCCUPANCY	26.9	3
AVG $ RATE YR-END RENT	15.10	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.90	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.80	4
PAYROLL		
CONTRACT	.77	4
SUP/MAT/MISC		
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	1.17	4
PAYROLL	.49	3
ELEVATOR	.30	4
HVAC	.10	4
ELECTRICAL	.05	4
STRUCT/ROOF	.03	4
PLUMBING	.04	4
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.18	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.13	4
ELECTRICAL	2.04	4
GAS	.13	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	3
RDS/GNDS/SEC TOTAL	.38	4
RDS/GNDS TOTAL	.03	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	4
SEC PAYROLL		
SEC CONTRACTS	.34	4
SEC OTHER		
ADMIN TOTAL	.64	4
PAYROLL	.25	3
MGMT FEES	.65	2
PROF FEES	.03	2
GEN OFC EXP	.09	4
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.09	4
REAL ESTATE TAX	1.01	4
BUILDING INS	.07	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	4
ADV/PROMOTION	.01	2
COMMISSIONS	.01	2
PROF FEES	.06	2
TENANT ALTS	.18	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.75	3
CLEANING		
REPAIR/MAINT	.49	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.25	3
TOTAL CONTRACTS	1.60	4
CLEANING	.77	1
REPAIR/MAINT	.46	4
RDS/GROUNDS	.03	3
SECURITY	.34	4
ADMINISTRATIVE	.68	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Richmond, VA
ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,278,517 SQ. FT.				1,229,530 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					18.03	18.20		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	16.45	15.48						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	16.80	16.43						
EXPENSE									
CLEANING	3	.92	.75			.93	.75		
REPAIR-MAINT	3	1.53	1.86			1.56	1.90		
UTILITIES	3	1.66	1.56			1.67	1.56		
RDS/GRNDS/SEC	3	.37	.27			.39	.28		
ADMINISTRATIVE	3	.32	.35			.33	.35		
TOTAL OPER EXP	3	4.81	4.75			5.00	4.75		
FIXED EXPENSES	3	1.67	1.66			1.73	1.71		
TOTAL OPER+FIX	3	6.48	6.36			6.73	6.36		
LEASING EXP	2	.83	.84						
TOTAL PAYROLL	2	1.10	1.08						
TOTAL CONTRACT	2	1.04	1.04						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	43901	3
AVG SQFT/RETAIL TENANT	1673	2
AVG SQFT/OFFICE WORKER	331	3
AVG % OFFICE OCCUPANCY	89.3	3
AVG % RETAIL OCCUPANCY	73.6	2
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.87	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.99	2
PAYROLL		
CONTRACT	.85	2
SUP/MAT/MISC	.06	2
TRASH REMOVAL	.05	2
REPR/MAINT TOTAL	1.36	2
PAYROLL	.66	2
ELEVATOR	.25	2
HVAC	.26	2
ELECTRICAL	.04	2
STRUCT/ROOF		
PLUMBING	.03	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.10	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.70	2
ELECTRICAL	1.44	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	2
RDS/GNDS/SEC TOTAL	.47	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.44	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.31	2
PAYROLL	.07	2
MGMT FEES		
PROF FEES		
GEN OFC EXP	.12	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.68	2
REAL ESTATE TAX	1.47	2
BUILDING INS	.21	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.83	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.09	2
TENANT ALTS	.67	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.10	2
CLEANING		
REPAIR/MAINT	.66	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.07	2
TOTAL CONTRACTS	1.04	2
CLEANING	.85	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Richmond, VA

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,278,517 SQ. FT.				1,229,530 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					18.03	18.20		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	16.45	15.48						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	16.80	16.43						
EXPENSE									
CLEANING	3	.92	.75			.93	.75		
REPAIR-MAINT	3	1.53	1.86			1.56	1.90		
UTILITIES	3	1.66	1.56			1.67	1.56		
RDS/GRNDS/SEC	3	.37	.27			.39	.28		
ADMINISTRATIVE	3	.32	.35			.33	.35		
TOTAL OPER EXP	3	4.81	4.75			5.00	4.75		
FIXED EXPENSES	3	1.67	1.66			1.73	1.71		
TOTAL OPER+FIX	3	6.48	6.36			6.73	6.36		
LEASING EXP	2	.83	.84						
TOTAL PAYROLL	2	1.10	1.08						
TOTAL CONTRACT	2	1.04	1.04						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	43901	3
AVG SQFT/RETAIL TENANT	1673	2
AVG SQFT/OFFICE WORKER	331	3
AVG % OFFICE OCCUPANCY	89.3	3
AVG % RETAIL OCCUPANCY	73.6	2
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.87	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.99	2
PAYROLL		
CONTRACT	.85	2
SUP/MAT/MISC	.06	2
TRASH REMOVAL	.05	2
REPR/MAINT TOTAL	1.38	2
PAYROLL	.66	2
ELEVATOR	.25	2
HVAC	.26	2
ELECTRICAL	.04	2
STRUCT/ROOF		
PLUMBING	.03	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.10	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.70	2
ELECTRICAL	1.44	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	2
RDS/GNDS/SEC TOTAL	.47	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.44	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.31	2
PAYROLL	.07	2
MGMT FEES		
PROF FEES		
GEN OFC EXP	.12	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.68	2
REAL ESTATE TAX	1.47	2
BUILDING INS	.21	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.83	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.09	2
TENANT ALTS	.67	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.10	2
CLEANING		
REPAIR/MAINT	.66	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.07	2
TOTAL CONTRACTS	1.04	2
CLEANING	.85	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Rochester, NY

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	749,267 SQ. FT.				723,576 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					15.31	15.77	7.98	20.90
RETAIL AREA	3	8.21	22.78						
OTHER AREA									
TOTAL RENT	4	14.96	15.79	8.29	20.90				
NET PARKING INC	2	1.44	1.44						
MISCELLANEOUS	2	.33	.59						
TOTAL INCOME	4	16.20	17.25	9.59	21.75				
EXPENSE									
CLEANING	4	.57	.59	.31	.88	.59	.59	.34	.88
REPAIR-MAINT	4	.54	.50	.49	.56	.56	.55	.49	.62
UTILITIES	4	2.19	2.18	1.85	2.65	2.19	2.18	1.85	2.63
RDS/GRNDS/SEC	4	.39	.43	.21	.57	.41	.43	.22	.66
ADMINISTRATIVE	4	.70	.76	.47	.84	.72	.77	.50	.84
TOTAL OPER EXP	4	4.39	4.42	4.28	4.57	4.55	4.58	4.31	5.20
FIXED EXPENSES	4	2.50	2.58	2.12	3.22	2.59	2.91	2.39	3.29
TOTAL OPER+FIX	4	6.90	7.14	6.39	7.79	7.14	7.81	6.83	8.36
LEASING EXP									
TOTAL PAYROLL	4	.29	.27	.22	.38				
TOTAL CONTRACT	4	.83	.83	.75	.90				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	32200	4
AVG SQFT/RETAIL TENANT	1845	3
AVG SQFT/OFFICE WORKER	237	4
AVG % OFFICE OCCUPANCY	84.6	4
AVG % RETAIL OCCUPANCY	92.5	3
AVG $ RATE YR-END RENT	18.76	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.57	4
PAYROLL		
CONTRACT	.42	4
SUP/MAT/MISC	.07	3
TRASH REMOVAL	.09	4
REPR/MAINT TOTAL	.54	4
PAYROLL	.23	4
ELEVATOR	.12	4
HVAC	.02	3
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.18	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.19	4
ELECTRICAL	2.03	4
GAS	.23	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	2
RDS/GNDS/SEC TOTAL	.39	4
RDS/GNDS TOTAL	.04	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.03	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	4
SEC PAYROLL	.13	2
SEC CONTRACTS	.54	2
SEC OTHER		
ADMIN TOTAL	.79	4
PAYROLL		
MGMT FEES	.66	4
PROF FEES		
GEN OFC EXP	.04	2
OTHER ADM EXP	.02	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.50	4
REAL ESTATE TAX	2.38	4
BUILDING INS	.12	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.20	4
CLEANING		
REPAIR/MAINT	.23	4
RDS/GROUNDS		
SECURITY	.13	2
ADMINISTRATIVE		
TOTAL CONTRACTS	.83	4
CLEANING	.42	4
REPAIR/MAINT	.12	3
RDS/GROUNDS		
SECURITY	.54	2
ADMINISTRATIVE	.66	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Rochester, NY

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	443,896 SQ. FT.				419,080 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					18.04	17.24		
RETAIL AREA	2	5.52	13.93						
OTHER AREA									
TOTAL RENT	3	15.40	17.24						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	16.48	18.71						
EXPENSE									
CLEANING	3	.71	.81			.74	.81		
REPAIR-MAINT	3	.50	.50			.52	.50		
UTILITIES	3	2.40	2.47			2.39	2.47		
RDS/GRNDS/SEC	3	.28	.31			.30	.31		
ADMINISTRATIVE	3	.68	.81			.72	.81		
TOTAL OPER EXP	3	4.57	4.44			4.84	4.71		
FIXED EXPENSES	3	2.90	2.86			3.07	2.97		
TOTAL OPER + FIX	3	7.47	7.57			7.91	8.06		
LEASING EXP									
TOTAL PAYROLL	3	.28	.23						
TOTAL CONTRACT	3	.79	.77						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	35965	3
AVG SQFT/RETAIL TENANT	1942	2
AVG SQFT/OFFICE WORKER	232	3
AVG % OFFICE OCCUPANCY	94.4	3
AVG % RETAIL OCCUPANCY	92.2	2
AVG $ RATE YR-END RENT	18.41	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.99	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	3
PAYROLL		
CONTRACT	.56	3
SUP/MAT/MISC	.06	2
TRASH REMOVAL	.09	3
REPR/MAINT TOTAL	.50	3
PAYROLL	.18	3
ELEVATOR	.08	3
HVAC	.02	3
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.22	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.40	3
ELECTRICAL	2.24	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.28	3
RDS/GNDS TOTAL	.05	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.05	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.25	3
SEC PAYROLL	.13	2
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.68	3
PAYROLL		
MGMT FEES	.66	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.90	3
REAL ESTATE TAX	2.78	3
BUILDING INS	.12	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.28	3
CLEANING		
REPAIR/MAINT	.18	3
RDS/GROUNDS		
SECURITY	.13	2
ADMINISTRATIVE		
TOTAL CONTRACTS	.79	3
CLEANING	.56	3
REPAIR/MAINT	.11	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.68	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Sacramento, CA

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,234,863 SQ. FT.				1,221,777 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	7					21.88	20.08	16.20	24.59
RETAIL AREA	3	17.33	13.06						
OTHER AREA									
TOTAL RENT	7	21.83	20.08	16.20	24.52				
NET PARKING INC	3	1.32	1.33						
MISCELLANEOUS	4	.13	.16	.07	.24				
TOTAL INCOME	7	22.74	21.89	16.20	25.11				
EXPENSE									
CLEANING	6	.84	.77	.71	.89	.84	.77	.71	.90
REPAIR-MAINT	5	.93	.76	.30	1.24	.94	.79	.30	1.25
UTILITIES	7	1.61	1.65	1.44	1.73	1.61	1.65	1.44	1.73
RDS/GRNDS/SEC	7	.52	.56	.53	.58	.53	.57	.53	.58
ADMINISTRATIVE	7	1.50	.94	.85	1.68	1.51	.94	.85	1.72
TOTAL OPER EXP	5	5.60	4.84	3.97	6.74	5.68	5.04	3.97	6.80
FIXED EXPENSES	6	2.33	2.06	1.57	2.71	2.36	2.11	1.57	2.74
TOTAL OPER + FIX	5	7.96	7.11	5.43	9.52	8.07	7.41	5.43	9.60
LEASING EXP	4	1.48	1.27	.52	2.66				
TOTAL PAYROLL	3	.66	.64						
TOTAL CONTRACT	6	1.34	1.26	1.15	1.43				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10636	7
AVG SQFT/RETAIL TENANT	1050	2
AVG SQFT/OFFICE WORKER	274	5
AVG % OFFICE OCCUPANCY	95.8	7
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	25.51	5
AVG NET PRKNG INC/STALL	743.69	3
RENTABLE/GROSS SQFT	.91	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.84	6
PAYROLL		
CONTRACT	.80	6
SUP/MAT/MISC		
TRASH REMOVAL	.04	6
REPR/MAINT TOTAL	.88	5
PAYROLL	.35	3
ELEVATOR	.21	5
HVAC	.13	5
ELECTRICAL	.06	2
STRUCT/ROOF	.07	3
PLUMBING	.04	3
FIRE/LIFE SFTY	.02	5
OTHER MAINT/SUP	.16	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.61	7
ELECTRICAL	1.42	6
GAS	.10	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	6
RDS/GNDS/SEC TOTAL	.52	7
RDS/GNDS TOTAL	.23	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	6
RDS/GNDS OTHER	.14	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.39	4
SEC PAYROLL		
SEC CONTRACTS	.37	4
SEC OTHER	.02	2
ADMIN TOTAL	1.50	7
PAYROLL	.31	3
MGMT FEES	1.17	6
PROF FEES	.20	2
GEN OFC EXP	.15	3
OTHER ADM EXP	.02	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.33	6
REAL ESTATE TAX	1.97	6
BUILDING INS	.34	6
PERS PROP TAX		
OTHER TAX	.03	2
LEASING EXPENSES	1.48	4
ADV/PROMOTION	.14	3
COMMISSIONS	.07	2
PROF FEES	.58	3
TENANT ALTS	1.07	3
BUY-OUTS		
OTHER LEASING	.09	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.66	3
CLEANING		
REPAIR/MAINT	.35	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.31	3
TOTAL CONTRACTS	1.34	6
CLEANING	.80	6
REPAIR/MAINT	.22	2
RDS/GROUNDS	.16	6
SECURITY	.37	4
ADMINISTRATIVE	1.27	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Sacramento, CA

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	706,233 SQ. FT.				685,459 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					21.14	21.70	17.48	24.59
RETAIL AREA	2	18.85	18.57						
OTHER AREA									
TOTAL RENT	4	21.11	21.70	17.48	24.52				
NET PARKING INC	2	1.31	1.23						
MISCELLANEOUS	3	.17	.23						
TOTAL INCOME	4	21.96	22.72	18.39	25.11				
EXPENSE									
CLEANING	3	.80	.83			.81	.83		
REPAIR-MAINT	3	.75	.76			.77	.79		
UTILITIES	4	1.51	1.54	1.29	1.74	1.51	1.54	1.29	1.74
RDS/GRNDS/SEC	4	.50	.56	.41	.58	.51	.58	.42	.58
ADMINISTRATIVE	4	1.38	1.12	.78	1.84	1.40	1.15	.78	1.98
TOTAL OPER EXP	3	5.18	4.84			5.28	5.04		
FIXED EXPENSES	3	2.22	2.27			2.28	2.37		
TOTAL OPER + FIX	3	7.39	7.11			7.54	7.41		
LEASING EXP	3	1.46	1.03						
TOTAL PAYROLL	2	.67	.68						
TOTAL CONTRACT	3	1.33	1.22						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8380	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	319	3
AVG % OFFICE OCCUPANCY	96.4	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	27.86	3
AVG NET PRKNG INC/STALL	849.57	2
RENTABLE/GROSS SQFT	.90	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.80	3
PAYROLL		
CONTRACT	.77	3
SUP/MAT/MISC		
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	.75	3
PAYROLL	.33	2
ELEVATOR	.17	3
HVAC	.12	3
ELECTRICAL		
STRUCT/ROOF	.04	2
PLUMBING	.04	2
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.15	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.51	4
ELECTRICAL	1.26	3
GAS	.12	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	.56	4
RDS/GNDS TOTAL	.17	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	3
RDS/GNDS OTHER	.10	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	3
SEC PAYROLL		
SEC CONTRACTS	.39	3
SEC OTHER		
ADMIN TOTAL	1.38	4
PAYROLL	.34	2
MGMT FEES	1.10	3
PROF FEES		
GEN OFC EXP	.16	2
OTHER ADM EXP	.02	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.22	3
REAL ESTATE TAX	1.87	3
BUILDING INS	.34	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.46	3
ADV/PROMOTION	.10	2
COMMISSIONS		
PROF FEES	.48	2
TENANT ALTS	1.73	2
BUY-OUTS		
OTHER LEASING	.06	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.67	2
CLEANING		
REPAIR/MAINT	.33	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.34	2
TOTAL CONTRACTS	1.33	3
CLEANING	.77	3
REPAIR/MAINT		
RDS/GROUNDS	.10	3
SECURITY	.39	3
ADMINISTRATIVE	1.21	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	12 BLDS	624,719 SQ. FT.				624,719 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					16.20	17.72	14.89	18.55
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12	16.20	17.72	14.89	18.55				
NET PARKING INC	4	.14	.12						
MISCELLANEOUS									
TOTAL INCOME	12	16.27	17.72	15.02	18.55				
EXPENSE									
CLEANING	12	.73	.77	.69	.81	.73	.77	.69	.81
REPAIR-MAINT	12	.49	.52	.30	.72	.49	.52	.30	.72
UTILITIES	12	1.86	1.73	1.61	2.12	1.86	1.73	1.61	2.12
RDS/GRNDS/SEC	12	.53	.53	.44	.60	.53	.53	.44	.60
ADMINISTRATIVE	12	.74	.88	.78	1.09	.74	.88	.78	1.09
TOTAL OPER EXP	12	4.36	4.46	4.23	5.07	4.36	4.46	4.23	5.07
FIXED EXPENSES	12	1.12	1.47	1.18	1.86	1.12	1.47	1.18	1.86
TOTAL OPER + FIX	12	5.47	6.08	5.81	6.33	5.47	6.08	5.81	6.33
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	12	1.33	1.35	1.15	1.52				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6252	12
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	237	2
AVG % OFFICE OCCUPANCY	90.1	12
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.90	6
AVG NET PRKNG INC/STALL	37.10	4
RENTABLE/GROSS SQFT	.97	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	12
PAYROLL		
CONTRACT	.66	12
SUP/MAT/MISC		
TRASH REMOVAL	.05	12
REPR/MAINT TOTAL	.49	12
PAYROLL		
ELEVATOR	.05	12
HVAC	.16	12
ELECTRICAL	.03	4
STRUCT/ROOF		
PLUMBING	.01	4
FIRE/LIFE SFTY	.03	7
OTHER MAINT/SUP	.17	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.86	12
ELECTRICAL	1.70	12
GAS	.34	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	12
RDS/GNDS/SEC TOTAL	.53	12
RDS/GNDS TOTAL	.42	12
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.33	12
RDS/GNDS OTHER	.11	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.12	10
SEC PAYROLL		
SEC CONTRACTS	.12	10
SEC OTHER		
ADMIN TOTAL	.74	12
PAYROLL		
MGMT FEES	.68	12
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.02	12

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.12	12
REAL ESTATE TAX	.92	12
BUILDING INS	.20	12
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.33	12
CLEANING	.66	12
REPAIR/MAINT	.33	11
RDS/GROUNDS	.33	12
SECURITY	.12	10
ADMINISTRATIVE	.68	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Sacramento, CA

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	169,051 SQ. FT.				169,051 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					18.33	18.50	17.64	19.02
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	18.33	18.50	17.64	19.02				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	18.33	18.50	17.64	19.02				
EXPENSE									
CLEANING	5	.79	.79	.74	.81	.79	.79	.74	.81
REPAIR-MAINT	5	.45	.47	.28	.66	.45	.47	.28	.66
UTILITIES	5	1.71	1.65	1.60	2.01	1.71	1.65	1.60	2.01
RDS/GRNDS/SEC	5	.50	.53	.45	.56	.50	.53	.45	.56
ADMINISTRATIVE	5	1.06	1.08	.90	1.12	1.06	1.08	.90	1.12
TOTAL OPER EXP	5	4.50	4.50	4.27	5.07	4.50	4.50	4.27	5.07
FIXED EXPENSES	5	1.58	1.59	1.26	1.69	1.58	1.59	1.26	1.69
TOTAL OPER + FIX	5	6.07	6.09	5.96	6.33	6.07	6.09	5.96	6.33
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	5	1.31	1.35	1.20	1.52				–

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5198	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	95.3	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.79	5
PAYROLL		
CONTRACT	.74	5
SUP/MAT/MISC		
TRASH REMOVAL	.05	5
REPR/MAINT TOTAL	.45	5
PAYROLL		
ELEVATOR	.05	5
HVAC	.16	5
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.20	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.71	5
ELECTRICAL	1.56	5
GAS	.11	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	5
RDS/GNDS/SEC TOTAL	.50	5
RDS/GNDS TOTAL	.42	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.24	5
RDS/GNDS OTHER	.17	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.09	4
SEC PAYROLL		
SEC CONTRACTS	.09	4
SEC OTHER		
ADMIN TOTAL –	1.06	5
PAYROLL		
MGMT FEES	1.02	5
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.04	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.58	5
REAL ESTATE TAX	1.43	5
BUILDING INS	.15	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.31	5
CLEANING	.74	5
REPAIR/MAINT	.25	5
RDS/GROUNDS	.24	5
SECURITY	.09	4
ADMINISTRATIVE	1.02	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Salt Lake City, UT

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	1,824,041 SQ. FT.				1,802,547 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					11.57	11.31	9.95	14.56
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12	11.45	11.31	9.85	14.56				
NET PARKING INC	3	.67	.40						
MISCELLANEOUS	8	.68	.18	.02	.24				
TOTAL INCOME	12	12.07	13.07	10.51	14.67				
EXPENSE									
CLEANING	15	.60	.58	.45	.79	.60	.58	.45	.80
REPAIR-MAINT	15	.83	.95	.56	1.32	.83	.95	.56	1.32
UTILITIES	15	1.65	1.67	1.26	1.78	1.65	1.67	1.26	1.78
RDS/GRNDS/SEC	10	.18	.14	.08	.20	.18	.14	.08	.20
ADMINISTRATIVE	15	.50	.27	.07	.68	.51	.27	.07	.68
TOTAL OPER EXP	15	3.72	3.73	3.18	4.01	3.77	3.73	3.18	4.01
FIXED EXPENSES	15	1.18	1.12	.91	1.25	1.19	1.14	.91	1.25
TOTAL OPER + FIX	15	4.90	4.92	4.49	5.20	4.95	4.92	4.49	5.20
LEASING EXP	7	.54	.27	.12	.87				
TOTAL PAYROLL	12	.63	.54	.43	.78				
TOTAL CONTRACT	15	.54	.57	.43	.78			–	

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8053	12
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	292	12
AVG % OFFICE OCCUPANCY	91.8	14
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.82	10
AVG NET PRKNG INC/STALL	438.76	3
RENTABLE/GROSS SQFT	.90	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.60	14
PAYROLL		
CONTRACT	.51	14
SUP/MAT/MISC	.08	12
TRASH REMOVAL	.03	7
REPR/MAINT TOTAL	.83	15
PAYROLL	.35	11
ELEVATOR	.14	15
HVAC	.15	15
ELECTRICAL	.08	11
STRUCT/ROOF	.01	2
PLUMBING	.01	11
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.19	15

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.71	14
ELECTRICAL	1.26	14
GAS	.53	11
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	14
RDS/GNDS/SEC TOTAL	.18	10
RDS/GNDS TOTAL	.07	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.14	8
SEC PAYROLL	.19	4
SEC CONTRACTS	.04	4
SEC OTHER	.01	3
ADMIN TOTAL	.50	15
PAYROLL	.29	6
MGMT FEES	.20	8
PROF FEES	.06	7
GEN OFC EXP	.08	14
OTHER ADM EXP	.02	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.18	15
REAL ESTATE TAX	1.03	15
BUILDING INS	.12	15
PERS PROP TAX	.02	7
OTHER TAX	.03	7
LEASING EXPENSES	.54	7
ADV/PROMOTION	.05	4
COMMISSIONS	.06	3
PROF FEES	.25	3
TENANT ALTS	.51	6
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.63	12
CLEANING		
REPAIR/MAINT	.35	11
RDS/GROUNDS		
SECURITY	.19	4
ADMINISTRATIVE	.29	6
TOTAL CONTRACTS	.54	15
CLEANING	.51	14
REPAIR/MAINT		
RDS/GROUNDS	.10	5
SECURITY	.04	4
ADMINISTRATIVE	.33	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Salt Lake City, UT

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	82,318 SQ. FT.				82,318 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	3					12.34	13.07		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	12.34	13.07						
NET PARKING INC									
MISCELLANEOUS	2	.14	.10						
TOTAL INCOME	3	12.43	13.07						
EXPENSE									
CLEANING	3	.65	.60			.65	.60		
REPAIR-MAINT	3	1.23	.96			1.23	.96		
UTILITIES	3	1.76	1.67			1.76	1.67		
RDS/GRNDS/SEC	2	.35	.27			.35	.27		
ADMINISTRATIVE	3	.22	.14			.22	.14		
TOTAL OPER EXP	3	4.09	3.70			4.09	3.70		
FIXED EXPENSES	3	1.28	1.40			1.28	1.40		
TOTAL OPER + FIX	3	5.37	5.16			5.37	5.16		
LEASING EXP									
TOTAL PAYROLL	2	.38	.36						
TOTAL CONTRACT	3	.79	.55						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11161	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	349	3
AVG % OFFICE OCCUPANCY	97.2	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.84	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.65	3
PAYROLL		
CONTRACT	.56	3
SUP/MAT/MISC	.07	3
TRASH REMOVAL		
REPR/MAINT TOTAL	1.23	3
PAYROLL	.38	2
ELEVATOR	.10	3
HVAC	.55	3
ELECTRICAL	.05	3
STRUCT/ROOF		
PLUMBING	.02	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.22	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.76	3
ELECTRICAL	1.50	3
GAS	.37	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	.35	2
RDS/GNDS TOTAL	.35	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.35	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.22	3
PAYROLL		
MGMT FEES	.19	2
PROF FEES		
GEN OFC EXP	.03	2
OTHER ADM EXP	.08	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.28	3
REAL ESTATE TAX	1.16	3
BUILDING INS	.08	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.38	2
CLEANING		
REPAIR/MAINT	.38	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.79	3
CLEANING	.56	3
REPAIR/MAINT		
RDS/GROUNDS	.35	2
SECURITY		
ADMINISTRATIVE	.21	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	202,679 SQ. FT.				202,679 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	2					13.08	12.90		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	13.08	12.90						
NET PARKING INC									
MISCELLANEOUS	2	2.28	2.41						
TOTAL INCOME	2	15.35	15.31						
EXPENSE									
CLEANING	3	.60	.52			.60	.52		
REPAIR-MAINT	3	1.03	1.04			1.03	1.04		
UTILITIES	3	1.52	1.72			1.52	1.72		
RDS/GRNDS/SEC	2	.10	.10			.10	.10		
ADMINISTRATIVE	3	.25	.04			.25	.04		
TOTAL OPER EXP	3	3.46	3.65			3.46	3.65		
FIXED EXPENSES	3	.89	1.04			.89	1.04		
TOTAL OPER + FIX	3	4.35	4.77			4.35	4.77		
LEASING EXP									
TOTAL PAYROLL	2	.56	.60						
TOTAL CONTRACT	3	.54	.50						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9384	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	448	2
AVG % OFFICE OCCUPANCY	92.6	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.69	2
PAYROLL		
CONTRACT	.64	2
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.03	3
PAYROLL	.51	2
ELEVATOR	.09	3
HVAC	.31	3
ELECTRICAL	.06	2
STRUCT/ROOF		
PLUMBING	.07	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.23	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.52	3
ELECTRICAL	1.25	3
GAS	.23	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	.10	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.05	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.25	3
PAYROLL		
MGMT FEES		
PROF FEES	.01	2
GEN OFC EXP	.04	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.89	3
REAL ESTATE TAX	.78	3
BUILDING INS	.10	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.56	2
CLEANING		
REPAIR/MAINT	.51	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.54	3
CLEANING	.64	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.34	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Salt Lake City, UT

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,460,676 SQ. FT.				1,439,182 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					11.06	11.30	8.68	13.34
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	10.92	10.20	8.68	13.34				
NET PARKING INC	3	.67	.49						
MISCELLANEOUS	2	.23	.24						
TOTAL INCOME	5	11.38	10.91	9.03	13.82				
EXPENSE									
CLEANING	7	.56	.56	.49	.67	.57	.56	.49	.71
REPAIR-MAINT	7	.73	.56	.50	1.10	.74	.56	.50	1.18
UTILITIES	7	1.64	1.56	1.25	1.67	1.64	1.56	1.25	1.67
RDS/GRNDS/SEC	6	.18	.18	.07	.20	.18	.18	.07	.20
ADMINISTRATIVE	7	.57	.41	.27	.92	.58	.41	.27	.92
TOTAL OPER EXP	7	3.67	3.75	3.29	3.99	3.72	3.75	3.29	3.99
FIXED EXPENSES	7	1.21	1.10	.98	1.21	1.23	1.17	1.01	1.24
TOTAL OPER+FIX	7	4.88	4.92	4.54	5.06	4.95	4.92	4.54	5.06
LEASING EXP	5	.55	.27	.09	1.20				
TOTAL PAYROLL	6	.66	.65	.53	1.02				
TOTAL CONTRACT	7	.51	.56	.45	.64				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7580	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	272	5
AVG % OFFICE OCCUPANCY	90.8	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.32	4
AVG NET PRKNG INC/STALL	439.78	3
RENTABLE/GROSS SQFT	.92	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.56	7
PAYROLL		
CONTRACT	.47	7
SUP/MAT/MISC	.08	6
TRASH REMOVAL	.03	5
REPR/MAINT TOTAL	.73	7
PAYROLL	.32	5
ELEVATOR	.15	7
HVAC	.09	7
ELECTRICAL	.05	4
STRUCT/ROOF		
PLUMBING	.03	4
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.18	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.72	6
ELECTRICAL	1.22	6
GAS	.64	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	6
RDS/GNDS/SEC TOTAL	.18	6
RDS/GNDS TOTAL	.05	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.15	6
SEC PAYROLL	.19	3
SEC CONTRACTS	.05	3
SEC OTHER	.01	3
ADMIN TOTAL	.67	7
PAYROLL	.30	5
MGMT FEES	.28	5
PROF FEES	.07	4
GEN OFC EXP	.08	7
OTHER ADM EXP	.02	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.21	7
REAL ESTATE TAX	1.07	7
BUILDING INS	.13	7
PERS PROP TAX		
OTHER TAX	.03	3
LEASING EXPENSES	.86	6
ADV/PROMOTION	.05	3
COMMISSIONS	.06	3
PROF FEES	.25	2
TENANT ALTS	.52	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.66	6
CLEANING		
REPAIR/MAINT	.32	5
RDS/GROUNDS		
SECURITY	.19	3
ADMINISTRATIVE	.30	5
TOTAL CONTRACTS	.51	7
CLEANING	.47	7
REPAIR/MAINT		
RDS/GROUNDS	.06	2
SECURITY	.05	3
ADMINISTRATIVE	.33	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	17 BLDS	892,921 SQ. FT.				883,160 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17					17.29	11.33	5.72	16.48
RETAIL AREA									
OTHER AREA									
TOTAL RENT	17	17.11	11.33	5.72	16.48				
NET PARKING INC									
MISCELLANEOUS	9	.15	.13	.01	.32				
TOTAL INCOME	17	17.24	11.33	5.72	16.48				
EXPENSE									
CLEANING	17	1.00	.70	.58	1.10	1.00	.70	.58	1.10
REPAIR-MAINT	15	1.36	.71	.48	1.05	1.36	.71	.48	1.05
UTILITIES	17	2.20	1.60	1.24	2.26	2.20	1.60	1.24	2.26
RDS/GRNDS/SEC	16	1.05	.26	.15	1.05	1.06	.26	.15	1.06
ADMINISTRATIVE	17	.90	.80	.62	.84	.91	.81	.62	.84
TOTAL OPER EXP	15	4.91	3.91	3.45	4.46	4.92	3.91	3.46	4.46
FIXED EXPENSES	15	1.07	.93	.47	1.20	1.07	.93	.47	1.20
TOTAL OPER+FIX	15	5.98	4.71	4.26	5.66	5.99	4.71	4.26	5.66
LEASING EXP	13	1.30	.27	.24	2.35				
TOTAL PAYROLL	8	3.10	2.85	.89	4.62				
TOTAL CONTRACT	17	1.65	.88	.54	1.49				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6988	16
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	214	14
AVG % OFFICE OCCUPANCY	93.8	17
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.24	16
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.70	14

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.00	17
PAYROLL		
CONTRACT	.86	17
SUP/MAT/MISC	.10	16
TRASH REMOVAL	.05	15
REPR/MAINT TOTAL	1.36	15
PAYROLL	.77	6
ELEVATOR	.03	10
HVAC	.40	15
ELECTRICAL	.12	15
STRUCT/ROOF		
PLUMBING	.02	13
FIRE/LIFE SFTY	.01	9
OTHER MAINT/SUP	.35	15

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.20	17
ELECTRICAL	1.97	17
GAS	.15	15
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	17
RDS/GNDS/SEC TOTAL	1.05	16
RDS/GNDS TOTAL	.16	14
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	14
RDS/GNDS OTHER	.10	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.01	14
SEC PAYROLL	1.21	2
SEC CONTRACTS	.18	12
SEC OTHER	.21	5
ADMIN TOTAL	.90	17
PAYROLL	1.01	7
MGMT FEES	.41	14
PROF FEES	.12	12
GEN OFC EXP	.05	16
OTHER ADM EXP	.03	14

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.07	15
REAL ESTATE TAX	.90	15
BUILDING INS	.14	15
PERS PROP TAX	2.04	3
OTHER TAX		
LEASING EXPENSES	1.30	13
ADV/PROMOTION	.01	6
COMMISSIONS	.04	7
PROF FEES	.43	13
TENANT ALTS	1.17	8
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	3.10	8
CLEANING		
REPAIR/MAINT	.77	6
RDS/GROUNDS		
SECURITY	1.21	2
ADMINISTRATIVE	1.01	7
TOTAL CONTRACTS	1.65	17
CLEANING	.86	17
REPAIR/MAINT	.27	3
RDS/GROUNDS	.12	14
SECURITY	.18	12
ADMINISTRATIVE	.29	16

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Salt Lake City, UT

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	84,328 SQ. FT.				84,328 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					12.50	13.00		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	12.59	13.09						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	12.60	13.09						
EXPENSE									
CLEANING	3	.78	.66			.78	.66		
REPAIR-MAINT	3	.66	.92			.66	.92		
UTILITIES	3	1.53	1.38			1.53	1.38		
RDS/GRNDS/SEC	3	.30	.26			.30	.26		
ADMINISTRATIVE	3	.78	.83			.78	.83		
TOTAL OPER EXP	3	4.05	3.99			4.05	3.99		
FIXED EXPENSES	3	1.34	1.03			1.34	1.03		
TOTAL OPER+FIX	3	5.39	4.73			5.36	4.73		
LEASING EXP	2	1.07	1.32						
TOTAL PAYROLL									
TOTAL CONTRACT	3	1.08	.67						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1879	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	354	2
AVG % OFFICE OCCUPANCY	90.1	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.55	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	1.00	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.78	3
PAYROLL		
CONTRACT	.70	3
SUP/MAT/MISC	.13	2
TRASH REMOVAL	.06	2
REPR/MAINT TOTAL	.66	3
PAYROLL		
ELEVATOR	.07	2
HVAC	.27	3
ELECTRICAL	.03	3
STRUCT/ROOF		
PLUMBING	.01	3
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.29	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.53	3
ELECTRICAL	1.27	3
GAS	.20	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.30	3
RDS/GNDS TOTAL	.14	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.13	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.16	3
SEC PAYROLL		
SEC CONTRACTS	.15	3
SEC OTHER		
ADMIN TOTAL	.78	3
PAYROLL		
MGMT FEES	.70	3
PROF FEES		
GEN OFC EXP	.01	2
OTHER ADM EXP	.06	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.34	3
REAL ESTATE TAX	.94	3
BUILDING INS	.26	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.07	2
ADV/PROMOTION	.02	2
COMMISSIONS		
PROF FEES	.31	2
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.08	3
CLEANING	.70	3
REPAIR/MAINT		
RDS/GROUNDS	.13	3
SECURITY	.15	3
ADMINISTRATIVE	.73	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	573,573 SQ. FT.				565,031 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					22.10	25.81		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	21.77	25.27						
NET PARKING INC									
MISCELLANEOUS	3	.09	.13						
TOTAL INCOME	3	21.86	25.39						
EXPENSE									
CLEANING	3	1.22	1.27			1.22	1.27		
REPAIR-MAINT									
UTILITIES	3	2.66	2.26			2.66	2.26		
RDS/GRNDS/SEC	2	1.70	1.70			1.74	1.74		
ADMINISTRATIVE	3	1.02	1.41			1.04	1.44		
TOTAL OPER EXP									
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	3	3.56	4.62						
TOTAL CONTRACT	3	2.18	2.67						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	43464	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	214	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.46	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.73	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.22	3
PAYROLL		
CONTRACT	1.08	3
SUP/MAT/MISC	.10	3
TRASH REMOVAL	.05	2
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.66	3
ELECTRICAL	2.40	3
GAS	.15	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	3
RDS/GNDS/SEC TOTAL	1.70	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.70	2
SEC PAYROLL	1.21	2
SEC CONTRACTS	.25	2
SEC OTHER	.25	2
ADMIN TOTAL	1.02	3
PAYROLL	1.19	2
MGMT FEES		
PROF FEES	.18	2
GEN OFC EXP	.05	3
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	.15	3
PERS PROP TAX	2.04	3
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	3.56	3
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	1.21	2
ADMINISTRATIVE	1.19	2
TOTAL CONTRACTS	2.18	3
CLEANING	1.08	3
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.25	2
ADMINISTRATIVE	.18	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

San Antonio, TX

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	2,079,356 SQ. FT.				2,025,978 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					9.08	8.15	5.27	11.73
RETAIL AREA	3	8.69	5.37						
OTHER AREA									
TOTAL RENT	10	9.12	8.48	5.56	11.73				
NET PARKING INC	7	.82	.92	.61	1.15				
MISCELLANEOUS	8	.05	.05	.03	.05				
TOTAL INCOME	10	9.71	9.49	5.86	12.34				
EXPENSE									
CLEANING	12	.77	.70	.61	1.21	.78	.70	.63	1.21
REPAIR-MAINT	12	.78	.78	.57	1.09	.80	.86	.59	1.09
UTILITIES	12	1.41	1.35	1.14	1.65	1.42	1.35	1.14	1.66
RDS/GRNDS/SEC	9	.28	.19	.16	.38	.29	.19	.16	.38
ADMINISTRATIVE	12	.85	.68	.56	1.04	.87	.68	.56	1.19
TOTAL OPER EXP	12	4.08	4.25	3.77	4.61	4.17	4.31	3.92	4.61
FIXED EXPENSES	10	1.42	1.40	1.22	1.96	1.46	1.45	1.23	1.98
TOTAL OPER+FIX	10	5.43	5.63	4.61	6.59	5.58	5.70	4.61	6.59
LEASING EXP	9	1.11	.24	.05	2.77				
TOTAL PAYROLL	12	.80	.66	.42	1.72				
TOTAL CONTRACT	9	.86	.80	.77	1.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5042	9
AVG SQFT/RETAIL TENANT	1981	3
AVG SQFT/OFFICE WORKER	393	8
AVG % OFFICE OCCUPANCY	81.2	12
AVG % RETAIL OCCUPANCY	75.0	3
AVG $ RATE YR-END RENT	10.97	9
AVG NET PRKNG INC/STALL	430.20	7
RENTABLE/GROSS SQFT	.89	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.77	12
PAYROLL	.37	4
CONTRACT	.61	9
SUP/MAT/MISC	.09	8
TRASH REMOVAL	.03	8
REPR/MAINT TOTAL	.76	11
PAYROLL	.39	9
ELEVATOR	.19	11
HVAC	.11	10
ELECTRICAL	.02	8
STRUCT/ROOF	.01	4
PLUMBING	.02	8
FIRE/LIFE SFTY	.04	5
OTHER MAINT/SUP	.09	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.39	10
ELECTRICAL	1.31	10
GAS	.05	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	10
RDS/GNDS/SEC TOTAL	.28	9
RDS/GNDS TOTAL	.06	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.25	9
SEC PAYROLL		
SEC CONTRACTS	.18	9
SEC OTHER	.01	2
ADMIN TOTAL	.85	12
PAYROLL	.31	11
MGMT FEES	.41	8
PROF FEES	.06	7
GEN OFC EXP	.15	12
OTHER ADM EXP	.03	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.42	10
REAL ESTATE TAX	1.27	10
BUILDING INS	.13	11
PERS PROP TAX	.01	2
OTHER TAX		
LEASING EXPENSES	1.11	9
ADV/PROMOTION	.03	8
COMMISSIONS	.04	3
PROF FEES	.35	4
TENANT ALTS	1.59	6
BUY-OUTS		
OTHER LEASING	.10	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.80	12
CLEANING	.37	4
REPAIR/MAINT	.39	9
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.31	11
TOTAL CONTRACTS	.86	9
CLEANING	.61	9
REPAIR/MAINT	.27	2
RDS/GROUNDS	.09	4
SECURITY	.18	9
ADMINISTRATIVE	.38	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	200,739 SQ. FT.				183,131 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					6.73	5.04		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	6.52	5.03						
NET PARKING INC	3	.98	.86						
MISCELLANEOUS	3	.07	.03						
TOTAL INCOME	3	7.57	5.86						
EXPENSE									
CLEANING	3	1.23	1.56			1.33	1.56		
REPAIR-MAINT	3	.97	.81			1.05	.79		
UTILITIES	3	1.16	1.11			1.21	1.11		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.71	.70			.77	.70		
TOTAL OPER EXP	3	4.10	4.32			4.49	4.32		
FIXED EXPENSES	3	1.31	1.81			1.43	1.81		
TOTAL OPER+FIX	3	5.40	6.28			5.92	6.28		
LEASING EXP	2	2.54	2.77						
TOTAL PAYROLL	3	1.90	2.37						
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1439	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	472	3
AVG % OFFICE OCCUPANCY	69.1	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.35	3
AVG NET PRKNG INC/STALL	229.44	3
RENTABLE/GROSS SQFT	.74	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.23	3
PAYROLL	1.39	2
CONTRACT		
SUP/MAT/MISC	.16	3
TRASH REMOVAL		
REPR/MAINT TOTAL	.97	3
PAYROLL	.56	3
ELEVATOR	.25	3
HVAC	.09	2
ELECTRICAL	.01	2
STRUCT/ROOF		
PLUMBING	.02	3
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.05	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.16	3
ELECTRICAL	1.09	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.71	3
PAYROLL	.42	3
MGMT FEES		
PROF FEES	.09	2
GEN OFC EXP	.05	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.31	3
REAL ESTATE TAX	.97	3
BUILDING INS	.33	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.54	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	2.34	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.90	3
CLEANING	1.39	2
REPAIR/MAINT	.56	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.42	3
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.24	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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San Antonio, TX

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,254,032 SQ. FT.				1,233,302 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					9.31	8.15	5.56	12.31
RETAIL AREA	2	12.25	10.05						
OTHER AREA									
TOTAL RENT	6	9.43	8.48	5.89	12.32				
NET PARKING INC	3	.84	.92						
MISCELLANEOUS	4	.04	.05	.03	.05				
TOTAL INCOME	6	9.89	9.49	6.19	12.34				
EXPENSE									
CLEANING	6	.63	.69	.57	.70	.63	.69	.57	.70
REPAIR-MAINT	6	.79	.78	.47	.98	.80	.79	.47	.98
UTILITIES	6	1.37	1.35	1.18	1.74	1.37	1.35	1.18	1.74
RDS/GRNDS/SEC	6	.28	.19	.18	.45	.29	.19	.19	.45
ADMINISTRATIVE	6	.90	.91	.58	1.25	.92	.92	.59	1.25
TOTAL OPER EXP	6	3.97	4.02	3.67	4.69	4.04	4.02	3.73	4.69
FIXED EXPENSES	5	1.14	1.23	.84	1.40	1.17	1.24	.84	1.45
TOTAL OPER+FIX	5	5.02	4.88	4.42	5.92	5.11	4.98	4.57	5.92
LEASING EXP	5	1.55	.24	.10	4.32				
TOTAL PAYROLL	5	.66	.57	.40	.85				
TOTAL CONTRACT	6	.90	.89	.79	1.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6706	3
AVG SQFT/RETAIL TENANT	2142	2
AVG SQFT/OFFICE WORKER	452	2
AVG % OFFICE OCCUPANCY	75.9	6
AVG % RETAIL OCCUPANCY	92.0	2
AVG $ RATE YR-END RENT	10.64	4
AVG NET PRKNG INC/STALL	836.61	3
RENTABLE/GROSS SQFT	.92	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.63	6
PAYROLL		
CONTRACT	.56	6
SUP/MAT/MISC	.07	3
TRASH REMOVAL	.03	6
REPR/MAINT TOTAL	.76	6
PAYROLL	.48	3
ELEVATOR	.16	5
HVAC	.11	5
ELECTRICAL	.03	3
STRUCT/ROOF		
PLUMBING	.02	3
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.12	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.32	4
ELECTRICAL	1.23	4
GAS	.05	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	4
RDS/GNDS/SEC TOTAL	.29	6
RDS/GNDS TOTAL	.06	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.25	6
SEC PAYROLL		
SEC CONTRACTS	.25	6
SEC OTHER		
ADMIN TOTAL	.90	6
PAYROLL	.38	6
MGMT FEES	.34	5
PROF FEES	.04	3
GEN OFC EXP	.21	6
OTHER ADM EXP	.03	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.14	5
REAL ESTATE TAX	1.05	5
BUILDING INS	.10	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.56	5
ADV/PROMOTION	.05	5
COMMISSIONS	.03	2
PROF FEES	.39	2
TENANT ALTS	1.49	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.66	6
CLEANING		
REPAIR/MAINT	.48	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.38	6
TOTAL CONTRACTS	.90	6
CLEANING	.56	6
REPAIR/MAINT		
RDS/GROUNDS	.06	3
SECURITY	.25	6
ADMINISTRATIVE	.29	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	42 BLDS	3,052,558 SQ. FT.				3,019,283 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	42					8.62	7.59	5.89	10.02
RETAIL AREA	3	14.98	15.08						
OTHER AREA									
TOTAL RENT	42	8.69	7.93	5.89	10.02				
NET PARKING INC	12	.10	.07	.04	.09				
MISCELLANEOUS	23	.16	.06	.04	.20				
TOTAL INCOME	42	8.84	7.93	5.89	10.09				
EXPENSE									
CLEANING	42	.66	.63	.55	.76	.66	.63	.55	.80
REPAIR-MAINT	42	.77	.79	.62	.90	.77	.80	.62	.90
UTILITIES	42	1.30	1.26	1.06	1.47	1.30	1.26	1.06	1.47
RDS/GRNDS/SEC	42	.35	.32	.21	.47	.35	.32	.22	.47
ADMINISTRATIVE	42	.94	.85	.68	1.22	.96	.86	.68	1.24
TOTAL OPER EXP	42	4.02	4.12	3.40	4.51	4.06	4.16	3.40	4.51
FIXED EXPENSES	41	1.31	1.25	1.01	1.45	1.33	1.29	1.01	1.45
TOTAL OPER+FIX	41	5.31	5.37	4.57	5.51	5.37	5.40	4.57	5.66
LEASING EXP	40	1.63	.86	.13	1.94				
TOTAL PAYROLL	41	.63	.61	.56	.70				
TOTAL CONTRACT	42	1.02	.90	.75	1.31				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4046	40
AVG SQFT/RETAIL TENANT	3782	4
AVG SQFT/OFFICE WORKER	252	32
AVG % OFFICE OCCUPANCY	80.2	42
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	10.76	37
AVG NET PRKNG INC/STALL	29.85	12
RENTABLE/GROSS SQFT	.93	29

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.66	42
PAYROLL	.07	3
CONTRACT	.59	42
SUP/MAT/MISC	.06	24
TRASH REMOVAL	.03	40
REPR/MAINT TOTAL	.77	42
PAYROLL	.25	37
ELEVATOR	.09	30
HVAC	.18	42
ELECTRICAL	.04	40
STRUCT/ROOF	.04	33
PLUMBING	.02	40
FIRE/LIFE SFTY	.03	24
OTHER MAINT/SUP	.20	42

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.30	41
ELECTRICAL	1.24	41
GAS	.03	15
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	41
RDS/GNDS/SEC TOTAL	.35	42
RDS/GNDS TOTAL	.20	42
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.17	42
RDS/GNDS OTHER	.04	22

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.15	42
SEC PAYROLL		
SEC CONTRACTS	.15	41
SEC OTHER	.01	6
ADMIN TOTAL	.96	42
PAYROLL	.41	40
MGMT FEES	.28	42
PROF FEES	.09	27
GEN OFC EXP	.14	39
OTHER ADM EXP	.09	28

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.31	41
REAL ESTATE TAX	1.19	41
BUILDING INS	.11	41
PERS PROP TAX	.01	10
OTHER TAX	.04	4
LEASING EXPENSES	1.63	40
ADV/PROMOTION	.05	24
COMMISSIONS	.10	23
PROF FEES	.42	35
TENANT ALTS	1.45	33
BUY-OUTS	.03	2
OTHER LEASING	.11	10

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.63	41
CLEANING	.07	3
REPAIR/MAINT	.25	37
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.41	40
TOTAL CONTRACTS	1.02	42
CLEANING	.59	42
REPAIR/MAINT	.29	16
RDS/GROUNDS	.17	42
SECURITY	.15	41
ADMINISTRATIVE	.34	42

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

San Antonio, TX

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	198,081 SQ. FT.				195,065 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	6					5.53	5.80	4.95	5.94
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	5.44	5.55	4.95	5.94				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	6	5.45	5.55	4.95	5.94				
EXPENSE									
CLEANING	6	.60	.60	.48	.71	.60	.60	.48	.71
REPAIR-MAINT	6	.90	.93	.81	.97	.90	.93	.81	.97
UTILITIES	6	1.25	1.18	1.07	1.45	1.25	1.18	1.07	1.45
RDS/GRNDS/SEC	6	.31	.28	.21	.44	.31	.29	.21	.44
ADMINISTRATIVE	6	.84	.76	.55	1.00	.85	.79	.56	1.00
TOTAL OPER EXP	6	3.89	3.54	3.22	4.53	3.95	3.72	3.22	4.53
FIXED EXPENSES	6	.98	1.02	.82	1.12	1.00	1.02	.82	1.12
TOTAL OPER + FIX	6	4.88	4.63	4.23	5.41	4.95	4.83	4.23	5.48
LEASING EXP	5	1.79	1.13	.01	3.37				
TOTAL PAYROLL	5	.64	.64	.27	.94				
TOTAL CONTRACT	6	.83	.77	.65	.90				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2872	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	244	4
AVG % OFFICE OCCUPANCY	71.4	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	8.89	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.87	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.60	6
PAYROLL		
CONTRACT	.49	6
SUP/MAT/MISC	.07	5
TRASH REMOVAL	.05	6
REPR/MAINT TOTAL	.90	6
PAYROLL	.33	5
ELEVATOR	.07	5
HVAC	.27	6
ELECTRICAL	.04	6
STRUCT/ROOF	.05	5
PLUMBING	.02	6
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.17	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.25	6
ELECTRICAL	1.19	6
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	6
RDS/GNDS/SEC TOTAL	.31	6
RDS/GNDS TOTAL	.22	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.19	6
RDS/GNDS OTHER	.09	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.08	6
SEC PAYROLL		
SEC CONTRACTS	.09	5
SEC OTHER		
ADMIN TOTAL	.84	6
PAYROLL	.38	4
MGMT FEES	.33	6
PROF FEES	.14	3
GEN OFC EXP	.14	5
OTHER ADM EXP	.06	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.98	6
REAL ESTATE TAX	.88	6
BUILDING INS	.10	6
PERS PROP TAX	.01	2
OTHER TAX		
LEASING EXPENSES	1.79	5
ADV/PROMOTION	.01	4
COMMISSIONS	.16	3
PROF FEES	.71	3
TENANT ALTS	1.91	3
BUY-OUTS		
OTHER LEASING	.01	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.64	5
CLEANING		
REPAIR/MAINT	.33	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.38	4
TOTAL CONTRACTS	.83	6
CLEANING	.49	6
REPAIR/MAINT	.10	3
RDS/GROUNDS	.19	6
SECURITY	.09	5
ADMINISTRATIVE	.39	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	192,656 SQ. FT.				192,656 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	3					9.52	10.02		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	9.52	10.02						
NET PARKING INC									
MISCELLANEOUS	2	.06	.06						
TOTAL INCOME	3	9.58	10.08						
EXPENSE									
CLEANING	3	.78	.87			.78	.87		
REPAIR-MAINT	3	.71	.63			.71	.63		
UTILITIES	3	1.39	1.46			1.39	1.46		
RDS/GRNDS/SEC	3	.57	.51			.57	.51		
ADMINISTRATIVE	3	1.39	1.37			1.39	1.37		
TOTAL OPER EXP	3	4.84	4.81			4.84	4.81		
FIXED EXPENSES	3	1.38	1.34			1.38	1.34		
TOTAL OPER + FIX	3	6.22	6.15			6.22	6.15		
LEASING EXP	3	1.01	.12						
TOTAL PAYROLL	3	.68	.60						
TOTAL CONTRACT	3	1.15	1.18						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4257	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	217	2
AVG % OFFICE OCCUPANCY	92.8	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.81	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.88	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.78	3
PAYROLL	.06	2
CONTRACT	.61	3
SUP/MAT/MISC	.12	2
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	.71	3
PAYROLL	.20	3
ELEVATOR	.08	3
HVAC	.13	3
ELECTRICAL	.05	3
STRUCT/ROOF	.08	2
PLUMBING	.01	3
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.16	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.39	3
ELECTRICAL	1.30	3
GAS	.03	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.57	3
RDS/GNDS TOTAL	.43	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.25	3
RDS/GNDS OTHER	.15	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.14	3
SEC PAYROLL		
SEC CONTRACTS	.14	3
SEC OTHER		
ADMIN TOTAL	1.38	3
PAYROLL	.40	3
MGMT FEES	.32	3
PROF FEES	.07	2
GEN OFC EXP	.07	3
OTHER ADM EXP	.56	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.38	3
REAL ESTATE TAX	1.19	3
BUILDING INS	.10	3
PERS PROP TAX		
OTHER TAX	.12	2
LEASING EXPENSES	1.01	3
ADV/PROMOTION	.02	2
COMMISSIONS		
PROF FEES	.09	2
TENANT ALTS	1.33	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.68	3
CLEANING	.06	2
REPAIR/MAINT	.20	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.40	3
TOTAL CONTRACTS	1.15	3
CLEANING	.61	3
REPAIR/MAINT	.22	2
RDS/GROUNDS	.25	3
SECURITY	.14	3
ADMINISTRATIVE	.37	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

San Antonio, TX

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	2,133,481 SQ. FT.				2,118,029 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					9.19	8.59	6.40	11.28
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13	9.27	8.59	6.40	11.52				
NET PARKING INC	9	.11	.08	.03	.20				
MISCELLANEOUS	7	.14	.13	.05	.17				
TOTAL INCOME	13	9.42	8.59	6.48	11.62				
EXPENSE									
CLEANING	13	.63	.63	.51	.75	.64	.63	.51	.75
REPAIR-MAINT	13	.76	.79	.59	.86	.77	.79	.59	.87
UTILITIES	13	1.26	1.24	1.03	1.44	1.26	1.24	1.03	1.44
RDS/GRNDS/SEC	13	.31	.22	.20	.40	.31	.22	.20	.40
ADMINISTRATIVE	13	.94	.85	.68	1.28	.95	.85	.68	1.33
TOTAL OPER EXP	13	3.91	3.90	3.19	4.36	3.94	3.90	3.19	4.36
FIXED EXPENSES	13	1.39	1.43	1.29	1.53	1.40	1.43	1.29	1.53
TOTAL OPER + FIX	13	5.30	5.40	4.52	5.70	5.34	5.40	4.52	5.70
LEASING EXP	12	1.87	1.09	.25	1.94				
TOTAL PAYROLL	13	.64	.59	.55	.73				
TOTAL CONTRACT	13	.97	.80	.70	1.32				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4810	12
AVG SQFT/RETAIL TENANT	2575	2
AVG SQFT/OFFICE WORKER	255	11
AVG % OFFICE OCCUPANCY	79.4	13
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	11.21	11
AVG NET PRKNG INC/STALL	32.26	9
RENTABLE/GROSS SQFT	.93	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.63	13
PAYROLL		
CONTRACT	.57	13
SUP/MAT/MISC	.05	9
TRASH REMOVAL	.03	11
REPR/MAINT TOTAL	.76	13
PAYROLL	.26	11
ELEVATOR	.09	13
HVAC	.16	13
ELECTRICAL	.03	11
STRUCT/ROOF	.02	6
PLUMBING	.01	11
FIRE/LIFE SFTY	.03	10
OTHER MAINT/SUP	.21	13

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.27	12
ELECTRICAL	1.21	12
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	12
RDS/GNDS/SEC TOTAL	.31	13
RDS/GNDS TOTAL	.16	13
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.15	13
RDS/GNDS OTHER	.02	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.15	13
SEC PAYROLL		
SEC CONTRACTS	.15	13
SEC OTHER		
ADMIN TOTAL	.94	13
PAYROLL	.41	13
MGMT FEES	.28	13
PROF FEES	.11	9
GEN OFC EXP	.15	11
OTHER ADM EXP	.05	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.39	13
REAL ESTATE TAX	1.29	13
BUILDING INS	.10	13
PERS PROP TAX	.01	5
OTHER TAX	.01	2
LEASING EXPENSES	1.87	12
ADV/PROMOTION	.06	7
COMMISSIONS	.12	7
PROF FEES	.49	11
TENANT ALTS	1.62	9
BUY-OUTS		
OTHER LEASING	.15	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.64	13
CLEANING		
REPAIR/MAINT	.26	11
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.41	13
TOTAL CONTRACTS	.97	13
CLEANING	.57	13
REPAIR/MAINT	.27	5
RDS/GROUNDS	.15	13
SECURITY	.15	13
ADMINISTRATIVE	.35	13

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

San Diego, CA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	3,236,526 SQ. FT.				3,097,601 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					16.52	15.23	14.17	18.86
RETAIL AREA	5	28.28	20.00	15.66	40.29				
OTHER AREA									
TOTAL RENT	12	16.99	16.57	14.03	20.28				
NET PARKING INC	11	1.30	1.24	.95	1.49				
MISCELLANEOUS	5	.32	.13	.05	.92				
TOTAL INCOME	12	18.37	17.89	15.12	21.18				
EXPENSE									
CLEANING	12	.95	.88	.76	1.10	.96	.88	.77	1.10
REPAIR-MAINT	12	1.59	1.36	1.14	1.86	1.65	1.41	1.19	2.04
UTILITIES	12	2.00	2.13	1.60	2.58	2.01	2.13	1.69	2.58
RDS/GRNDS/SEC	12	.46	.51	.42	.63	.48	.53	.42	.68
ADMINISTRATIVE	12	.90	.92	.77	1.05	.94	.96	.77	1.06
TOTAL OPER EXP	12	5.89	5.67	5.18	6.07	6.16	5.92	5.31	6.61
FIXED EXPENSES	12	1.77	1.44	1.09	2.02	1.85	1.53	1.00	2.10
TOTAL OPER + FIX	12	7.67	7.28	6.89	8.15	8.01	7.71	7.04	8.69
LEASING EXP	10	1.41	.37	.13	1.16				
TOTAL PAYROLL	11	1.18	1.24	.84	1.30				
TOTAL CONTRACT	11	1.26	1.15	1.06	1.38				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6775	11
AVG SQFT/RETAIL TENANT	6743	6
AVG SQFT/OFFICE WORKER	277	11
AVG % OFFICE OCCUPANCY	81.7	12
AVG % RETAIL OCCUPANCY	97.8	6
AVG $ RATE YR-END RENT	16.17	8
AVG NET PRKNG INC/STALL	896.00	10
RENTABLE/GROSS SQFT	.85	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.93	11
PAYROLL	.71	2
CONTRACT	.76	10
SUP/MAT/MISC	.09	9
TRASH REMOVAL	.03	8
REPR/MAINT TOTAL	1.61	11
PAYROLL	.60	10
ELEVATOR	.30	11
HVAC	.19	11
ELECTRICAL	.09	10
STRUCT/ROOF	.07	6
PLUMBING	.06	9
FIRE/LIFE SFTY	.09	9
OTHER MAINT/SUP	.29	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.97	10
ELECTRICAL	1.80	10
GAS	.07	6
FUEL OIL		
PURCH STEAM	.23	2
PURCH CH WTR		
COAL		
WATER/SEWER	.06	9
RDS/GNDS/SEC TOTAL	.46	11
RDS/GNDS TOTAL	.04	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	8
RDS/GNDS OTHER	.01	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.43	11
SEC PAYROLL	.40	3
SEC CONTRACTS	.37	9
SEC OTHER	.01	6
ADMIN TOTAL	.90	11
PAYROLL	.43	9
MGMT FEES	.36	9
PROF FEES	.04	4
GEN OFC EXP	.08	10
OTHER ADM EXP	.10	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.78	11
REAL ESTATE TAX	1.46	11
BUILDING INS	.32	11
PERS PROP TAX		
OTHER TAX	.01	3
LEASING EXPENSES	1.41	10
ADV/PROMOTION	.10	6
COMMISSIONS	.13	3
PROF FEES	.32	8
TENANT ALTS	1.37	7
BUY-OUTS		
OTHER LEASING	.14	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.18	11
CLEANING	.71	2
REPAIR/MAINT	.60	10
RDS/GROUNDS		
SECURITY	.40	3
ADMINISTRATIVE	.43	9
TOTAL CONTRACTS	1.26	11
CLEANING	.76	10
REPAIR/MAINT	.32	6
RDS/GROUNDS	.03	8
SECURITY	.37	9
ADMINISTRATIVE	.36	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

San Diego, CA

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,318,465 SQ. FT.				1,218,384 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	6					15.40	15.52	14.15	17.59
RETAIL AREA	4	18.77	18.32	15.68	22.46				
OTHER AREA									
TOTAL RENT	7	16.11	16.09	14.62	18.59				
NET PARKING INC	6	1.20	1.05	.85	1.65				
MISCELLANEOUS	4	.48	.34	.08	.92				
TOTAL INCOME	7	17.49	17.17	15.94	19.41				
EXPENSE									
CLEANING	7	1.08	.89	.83	1.13	1.11	.89	.86	1.14
REPAIR-MAINT	7	1.81	1.42	1.06	2.36	1.94	1.52	1.13	2.48
UTILITIES	7	2.17	2.54	1.69	2.64	2.20	2.54	1.69	2.64
RDS/GRNDS/SEC	7	.57	.63	.49	.63	.62	.63	.53	.72
ADMINISTRATIVE	7	.68	.78	.52	.86	.74	.78	.54	.93
TOTAL OPER EXP	7	6.32	5.67	5.14	6.96	6.84	6.46	5.27	7.36
FIXED EXPENSES	7	1.43	1.19	1.03	1.62	1.55	1.36	1.05	1.75
TOTAL OPER + FIX	7	7.75	7.14	6.50	8.46	8.39	8.12	7.02	9.00
LEASING EXP	5	.67	.17	.06	1.18				
TOTAL PAYROLL	6	1.54	1.29	1.24	1.50				
TOTAL CONTRACT	6	1.38	1.11	1.05	1.71				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5477	6
AVG SQFT/RETAIL TENANT	7526	5
AVG SQFT/OFFICE WORKER	334	6
AVG % OFFICE OCCUPANCY	86.3	7
AVG % RETAIL OCCUPANCY	100.0	5
AVG $ RATE YR-END RENT	17.68	5
AVG NET PRKNG INC/STALL	597.91	5
RENTABLE/GROSS SQFT	.79	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.07	6
PAYROLL		
CONTRACT	.82	5
SUP/MAT/MISC	.08	4
TRASH REMOVAL	.04	5
REPR/MAINT TOTAL	1.91	6
PAYROLL	.83	5
ELEVATOR	.29	6
HVAC	.26	6
ELECTRICAL	.15	5
STRUCT/ROOF	.03	4
PLUMBING	.07	5
FIRE/LIFE SFTY	.06	5
OTHER MAINT/SUP	.34	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.12	6
ELECTRICAL	1.89	6
GAS	.03	3
FUEL OIL		
PURCH STEAM	.23	2
PURCH CH WTR		
COAL		
WATER/SEWER	.07	5
RDS/GNDS/SEC TOTAL	.58	6
RDS/GNDS TOTAL	.05	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.54	6
SEC PAYROLL	.67	2
SEC CONTRACTS	.47	4
SEC OTHER	.01	2
ADMIN TOTAL	.65	6
PAYROLL	.36	5
MGMT FEES	.40	4
PROF FEES		
GEN OFC EXP	.05	6
OTHER ADM EXP	.02	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.39	6
REAL ESTATE TAX	1.03	6
BUILDING INS	.36	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.67	5
ADV/PROMOTION	.04	3
COMMISSIONS	.07	2
PROF FEES	.35	4
TENANT ALTS	.45	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.54	6
CLEANING		
REPAIR/MAINT	.83	5
RDS/GROUNDS		
SECURITY	.67	2
ADMINISTRATIVE	.36	5
TOTAL CONTRACTS	1.38	6
CLEANING	.82	5
REPAIR/MAINT	.38	4
RDS/GROUNDS	.05	5
SECURITY	.47	4
ADMINISTRATIVE	.40	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,874,602 SQ. FT.				1,835,758 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	4					17.05	14.71	13.25	20.85
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	17.52	15.76	13.14	21.89				
NET PARKING INC	4	1.36	1.28	1.03	1.74				
MISCELLANEOUS									
TOTAL INCOME	4	18.90	17.07	14.21	23.62				
EXPENSE									
CLEANING	4	.85	.81	.64	1.03	.85	.82	.64	1.04
REPAIR-MAINT	4	1.43	1.27	1.19	1.62	1.45	1.27	1.19	1.67
UTILITIES	4	1.88	1.98	1.66	2.17	1.88	1.98	1.67	2.17
RDS/GRNDS/SEC	4	.38	.37	.27	.54	.39	.37	.28	.54
ADMINISTRATIVE	4	1.05	1.05	.98	1.11	1.07	1.05	1.01	1.12
TOTAL OPER EXP	4	5.58	5.63	5.40	5.82	5.70	5.78	5.50	5.92
FIXED EXPENSES	4	2.03	2.03	1.61	2.35	2.08	2.10	1.67	2.38
TOTAL OPER + FIX	4	7.62	7.42	7.16	8.01	7.78	7.71	7.24	8.22
LEASING EXP	4	1.81	.84	.32	3.03				
TOTAL PAYROLL	4	.98	.95	.84	1.16				
TOTAL CONTRACT	4	1.19	1.26	1.00	1.38				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8870	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	246	4
AVG % OFFICE OCCUPANCY	78.3	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	20.22	3
AVG NET PRKNG INC/STALL	1200.33	4
RENTABLE/GROSS SQFT	.89	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.85	4
PAYROLL		
CONTRACT	.72	4
SUP/MAT/MISC	.09	4
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	1.43	4
PAYROLL	.48	4
ELEVATOR	.31	4
HVAC	.14	4
ELECTRICAL	.05	4
STRUCT/ROOF	.09	2
PLUMBING	.05	4
FIRE/LIFE SFTY	.10	4
OTHER MAINT/SUP	.26	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.88	4
ELECTRICAL	1.75	4
GAS	.09	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	4
RDS/GNDS/SEC TOTAL	.38	4
RDS/GNDS TOTAL	.03	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	3
RDS/GNDS OTHER	.01	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	4
SEC PAYROLL		
SEC CONTRACTS	.33	4
SEC OTHER	.01	4
ADMIN TOTAL	1.05	4
PAYROLL	.46	4
MGMT FEES	.32	4
PROF FEES	.05	3
GEN OFC EXP	.09	4
OTHER ADM EXP	.13	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.03	4
REAL ESTATE TAX	1.74	4
BUILDING INS	.29	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.81	4
ADV/PROMOTION	.12	3
COMMISSIONS		
PROF FEES	.32	3
TENANT ALTS	1.85	3
BUY-OUTS		
OTHER LEASING	.15	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.98	4
CLEANING		
REPAIR/MAINT	.48	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.46	4
TOTAL CONTRACTS	1.19	4
CLEANING	.72	4
REPAIR/MAINT	.26	2
RDS/GROUNDS	.02	3
SECURITY	.33	4
ADMINISTRATIVE	.36	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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San Diego, CA

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	22 BLDS	1,253,451 SQ. FT.				1,224,560 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	22					13.57	14.59	8.62	15.53
RETAIL AREA									
OTHER AREA									
TOTAL RENT	22	13.26	14.59	8.62	15.53				
NET PARKING INC	7	.19	.24						
MISCELLANEOUS	13	.48	.14	.04	1.11				
TOTAL INCOME	22	13.67	14.59	9.30	15.78				
EXPENSE									
CLEANING	20	.75	.75	.71	.84	.75	.75	.71	.84
REPAIR-MAINT	20	.76	.60	.35	.83	.76	.60	.35	.83
UTILITIES	18	1.84	1.72	1.60	2.04	1.84	1.72	1.60	2.04
RDS/GRNDS/SEC	22	.42	.30	.21	.43	.43	.30	.21	.43
ADMINISTRATIVE	22	.72	.66	.40	.79	.74	.66	.40	.83
TOTAL OPER EXP	18	4.62	4.68	3.78	5.22	4.74	4.84	3.78	5.32
FIXED EXPENSES	21	1.43	1.15	.96	1.75	1.46	1.15	.96	1.79
TOTAL OPER+FIX	18	6.10	6.04	4.93	6.83	6.27	6.04	4.93	7.05
LEASING EXP	20	2.06	2.04	.50	4.33				
TOTAL PAYROLL	18	.47	.31	.22	.55				
TOTAL CONTRACT	21	.98	.94	.65	1.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3949	16
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	288	7
AVG % OFFICE OCCUPANCY	75.4	16
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.99	16
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.95	13

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.75	19
PAYROLL		
CONTRACT	.60	19
SUP/MAT/MISC	.11	18
TRASH REMOVAL	.04	19
REPR/MAINT TOTAL	.78	19
PAYROLL	.33	17
ELEVATOR	.10	19
HVAC	.13	19
ELECTRICAL	.03	16
STRUCT/ROOF	.04	14
PLUMBING	.01	15
FIRE/LIFE SFTY	.01	7
OTHER MAINT/SUP	.22	20

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.84	18
ELECTRICAL	1.68	18
GAS	.08	17
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	18
RDS/GNDS/SEC TOTAL	.43	21
RDS/GNDS TOTAL	.24	21
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	21
RDS/GNDS OTHER	.07	15

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	21
SEC PAYROLL		
SEC CONTRACTS	.21	17
SEC OTHER	.03	6
ADMIN TOTAL	.74	21
PAYROLL	.30	5
MGMT FEES	.51	21
PROF FEES	.03	12
GEN OFC EXP	.10	9
OTHER ADM EXP	.03	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.43	21
REAL ESTATE TAX	1.23	21
BUILDING INS	.20	21
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.06	20
ADV/PROMOTION	.04	14
COMMISSIONS		
PROF FEES	.63	15
TENANT ALTS	2.29	16
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.47	18
CLEANING		
REPAIR/MAINT	.33	17
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.30	5
TOTAL CONTRACTS	.98	21
CLEANING	.60	19
REPAIR/MAINT	.14	7
RDS/GROUNDS	.18	21
SECURITY	.21	17
ADMINISTRATIVE	.53	21

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	202,244 SQ. FT.				202,244 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					11.93	14.85		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	11.93	14.85						
NET PARKING INC									
MISCELLANEOUS	2	.11	.10						
TOTAL INCOME	3	12.00	14.88						
EXPENSE									
CLEANING	3	.70	.83			.70	.83		
REPAIR-MAINT	3	.41	.27			.41	.27		
UTILITIES	2	1.45	1.49			1.45	1.49		
RDS/GRNDS/SEC	3	.26	.30			.26	.30		
ADMINISTRATIVE	3	.54	.66			.54	.66		
TOTAL OPER EXP	2	3.28	3.41			3.28	3.41		
FIXED EXPENSES	3	1.08	1.01			1.08	1.01		
TOTAL OPER+FIX	2	4.39	4.50			4.39	4.50		
LEASING EXP	2	3.36	3.22						
TOTAL PAYROLL	2	.23	.23						
TOTAL CONTRACT	3	.82	.65						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7948	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	221	2
AVG % OFFICE OCCUPANCY	88.5	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.55	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.94	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.70	3
PAYROLL		
CONTRACT	.55	3
SUP/MAT/MISC	.15	2
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	.42	3
PAYROLL		
ELEVATOR	.05	3
HVAC	.12	3
ELECTRICAL		
STRUCT/ROOF	.01	2
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.20	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.45	2
ELECTRICAL	1.31	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	2
RDS/GNDS/SEC TOTAL	.26	3
RDS/GNDS TOTAL	.19	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.07	3
SEC PAYROLL		
SEC CONTRACTS	.03	2
SEC OTHER		
ADMIN TOTAL	.54	3
PAYROLL		
MGMT FEES	.52	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.08	3
REAL ESTATE TAX	.94	3
BUILDING INS	.13	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	3.36	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.62	2
TENANT ALTS	2.50	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.23	2
CLEANING		
REPAIR7MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.82	3
CLEANING	.55	3
REPAIR/MAINT	.11	2
RDS/GROUNDS	.18	3
SECURITY	.03	2
ADMINISTRATIVE	.54	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

San Francisco, CA

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	85 BLDS	21,788,402 SQ. FT.				20,492,407 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	79					23.45	19.92	15.93	27.38
RETAIL AREA	60	26.74	27.49	16.60	41.20				
OTHER AREA	23	8.24	7.45	5.65	10.31				
TOTAL RENT	79	23.35	19.55	16.43	27.05				
NET PARKING INC	35	1.31	.89	.55	1.76				
MISCELLANEOUS	58	.77	.32	.13	.65				
TOTAL INCOME	79	24.75	20.33	17.33	27.73				
EXPENSE									
CLEANING	85	1.78	1.65	1.41	1.88	1.86	1.71	1.48	2.01
REPAIR-MAINT	84	1.75	1.41	1.10	1.92	1.84	1.52	1.16	2.02
UTILITIES	84	2.05	1.90	1.56	2.27	2.10	1.97	1.60	2.34
RDS/GRNDS/SEC	83	.62	.60	.37	.76	.66	.61	.42	.85
ADMINISTRATIVE	84	1.33	1.06	.76	1.66	1.42	1.20	.84	1.78
TOTAL OPER EXP	83	7.52	6.76	6.01	7.86	7.99	7.21	6.37	9.04
FIXED EXPENSES	82	2.32	2.23	1.43	2.79	2.47	2.36	1.58	3.11
TOTAL OPER + FIX	80	9.79	9.01	7.90	10.49	10.40	9.89	8.66	11.34
LEASING EXP	81	2.98	1.17	.29	3.41				
TOTAL PAYROLL	75	1.42	1.09	.81	1.80				
TOTAL CONTRACT	81	2.18	1.97	1.71	2.51				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9175	74
AVG SQFT/RETAIL TENANT	2402	60
AVG SQFT/OFFICE WORKER	295	69
AVG % OFFICE OCCUPANCY	91.5	82
AVG % RETAIL OCCUPANCY	85.1	67
AVG $ RATE YR-END RENT	25.77	66
AVG NET PRKNG INC/STALL	1560.81	21
RENTABLE/GROSS SQFT	.88	58

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.78**	**82**	**UTILITIES TOTAL**	**2.08**	**80**	SECURITY TOTAL	.54	77	**FIXED EXP TOTAL**	**2.32**	**80**	**TOTAL PAYROLL**	**1.42**	**75**
PAYROLL	1.14	15	ELECTRICAL	1.80	79	SEC PAYROLL	.38	17	REAL ESTATE TAX	1.80	80	CLEANING	1.14	15
CONTRACT	1.42	80	GAS	.11	69	SEC CONTRACTS	.41	73	BUILDING INS	.43	81	REPAIR/MAINT	.81	64
SUP/MAT/MISC	.14	74	FUEL OIL	.06	6	SEC OTHER	.03	35	PERS PROP TAX	.15	23	RDS/GROUNDS		
TRASH REMOVAL	.10	78	PURCH STEAM	.26	12	**ADMIN TOTAL**	**1.35**	**81**	OTHER TAX	.10	51	SECURITY	.38	17
REPR/MAINT TOTAL	**1.77**	**82**	PURCH CH WTR			PAYROLL	.44	64	**LEASING EXPENSES**	**2.98**	**81**	ADMINISTRATIVE	.44	64
PAYROLL	.81	64	COAL			MGMT FEES	.61	73	ADV/PROMOTION	.17	41	**TOTAL CONTRACTS**	**2.18**	**81**
ELEVATOR	.33	80	WATER/SEWER	.11	78	PROF FEES	.17	54	COMMISSIONS	.12	20	CLEANING	1.42	80
HVAC	.23	76	**RDS/GNDS/SEC TOTAL**	**.62**	**80**	GEN OFC EXP	.15	62	PROF FEES	.64	50	REPAIR/MAINT	.65	27
ELECTRICAL	.10	72	RDS/GNDS TOTAL	.11	62	OTHER ADM EXP	.14	66	TENANT ALTS	2.52	46	RDS/GROUNDS	.07	54
STRUCT/ROOF	.14	45	RDS/GNDS PAYRL						BUY-OUTS	.64	4	SECURITY	.41	73
PLUMBING	.03	64	RDS/GNDS CONTR	.07	54				OTHER LEASING	.24	25	ADMINISTRATIVE	.73	77
FIRE/LIFE SFTY	.09	62	RDS/GNDS OTHER	.07	32									
OTHER MAINT/SUP	.25	81												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	217,418 SQ. FT.				191,125 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					19.45	15.77	15.13	23.24
RETAIL AREA	3	54.87	52.22						
OTHER AREA									
TOTAL RENT	6	21.73	21.36	14.73	27.35				
NET PARKING INC	2	.68	.69						
MISCELLANEOUS	3	.13	.19						
TOTAL INCOME	6	22.03	21.80	14.96	27.35				
EXPENSE									
CLEANING	7	1.50	1.35	1.12	1.84	1.62	1.35	1.14	2.03
REPAIR-MAINT	7	1.38	1.06	1.04	1.45	1.46	1.22	1.04	1.60
UTILITIES	6	2.27	2.26	1.82	2.52	2.36	2.33	2.06	2.52
RDS/GRNDS/SEC	7	.41	.35	.17	.49	.47	.35	.22	.54
ADMINISTRATIVE	6	.83	.87	.79	.99	.93	1.02	.80	1.09
TOTAL OPER EXP	6	6.51	5.98	5.67	7.23	7.30	6.69	6.03	8.10
FIXED EXPENSES	7	1.98	2.14	.88	2.41	2.23	2.29	1.06	2.84
TOTAL OPER + FIX	6	8.66	8.39	7.60	9.14	9.70	9.48	8.44	10.79
LEASING EXP	3	2.76	.27						
TOTAL PAYROLL	2	.62	.60						
TOTAL CONTRACT	6	2.08	2.33	.85	2.73				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2237	6
AVG SQFT/RETAIL TENANT	2047	3
AVG SQFT/OFFICE WORKER	269	6
AVG % OFFICE OCCUPANCY	92.5	7
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	20.29	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.97	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.45**	**6**	**UTILITIES TOTAL**	**2.32**	**5**	SECURITY TOTAL	.25	5	**FIXED EXP TOTAL**	**1.90**	**6**	**TOTAL PAYROLL**	**.62**	**2**
PAYROLL			ELECTRICAL	1.93	5	SEC PAYROLL			REAL ESTATE TAX	1.49	6	CLEANING		
CONTRACT	1.28	6	GAS	.32	5	SEC CONTRACTS	.38	3	BUILDING INS	.41	6	REPAIR/MAINT	.62	2
SUP/MAT/MISC	.09	4	FUEL OIL			SEC OTHER	.05	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.14	5	PURCH STEAM			**ADMIN TOTAL**	**.82**	**5**	OTHER TAX	.01	2	SECURITY		
REPR/MAINT TOTAL	**1.42**	**6**	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**	**2.78**	**3**	ADMINISTRATIVE		
PAYROLL	.62	2	COAL			MGMT FEES	.75	5	ADV/PROMOTION	.07	2	**TOTAL CONTRACTS**	**2.08**	**6**
ELEVATOR	.47	5	WATER/SEWER	.09	4	PROF FEES			COMMISSIONS	.25	2	CLEANING	1.28	6
HVAC	.30	4	**RDS/GNDS/SEC TOTAL**	**.42**	**6**	GEN OFC EXP	.03	2	PROF FEES	.26	2	REPAIR/MAINT	1.23	2
ELECTRICAL	.05	3	RDS/GNDS TOTAL	.23	6	OTHER ADM EXP	.13	2	TENANT ALTS	.09	2	RDS/GROUNDS	.23	6
STRUCT/ROOF	.07	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.38	3
PLUMBING	.13	4	RDS/GNDS CONTR	.23	6				OTHER LEASING			ADMINISTRATIVE	.75	5
FIRE/LIFE SFTY	.09	4	RDS/GNDS OTHER											
OTHER MAINT/SUP	.33	5												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

San Francisco, CA

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	1,043,102 SQ. FT.				880,774 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	15					16.42	17.17	14.71	17.97
RETAIL AREA	14	29.84	30.80	18.00	43.95				
OTHER AREA	8	16.55	19.53	10.06	22.74				
TOTAL RENT	15	17.98	17.98	16.42	18.69				
NET PARKING INC	3	1.75	.89						
MISCELLANEOUS	10	.35	.17	.07	.38				
TOTAL INCOME	15	18.59	18.62	17.00	20.11				
EXPENSE									
CLEANING	15	1.62	1.58	1.37	1.87	1.65	1.71	1.48	2.04
REPAIR-MAINT	14	1.11	1.02	.82	1.48	1.28	1.13	.72	1.98
UTILITIES	15	1.61	1.55	1.42	1.84	1.72	1.70	1.44	1.96
RDS/GRNDS/SEC	14	.48	.38	.27	.76	.57	.46	.37	.82
ADMINISTRATIVE	15	1.35	1.19	.59	2.04	1.60	1.38	.77	2.43
TOTAL OPER EXP	14	5.96	6.02	4.88	7.29	7.04	7.26	6.29	8.04
FIXED EXPENSES	14	1.78	1.72	1.17	2.53	2.12	1.98	1.46	3.11
TOTAL OPER+FIX	13	7.75	7.55	6.93	8.85	9.23	9.80	7.42	11.02
LEASING EXP	11	1.07	.65	.29	1.37				
TOTAL PAYROLL	12	1.46	.86	.79	1.72				
TOTAL CONTRACT	15	1.75	1.96	1.23	2.18				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2314	14
AVG SQFT/RETAIL TENANT	2822	14
AVG SQFT/OFFICE WORKER	308	10
AVG % OFFICE OCCUPANCY	89.8	14
AVG % RETAIL OCCUPANCY	83.8	14
AVG $ RATE YR-END RENT	17.41	12
AVG NET PRKNG INC/STALL	523.02	2
RENTABLE/GROSS SQFT	.86	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.62	15
PAYROLL	.98	2
CONTRACT	1.25	15
SUP/MAT/MISC	.13	15
TRASH REMOVAL	.10	14
REPR/MAINT TOTAL	1.12	14
PAYROLL	.67	8
ELEVATOR	.24	14
HVAC	.21	13
ELECTRICAL	.05	14
STRUCT/ROOF	.03	4
PLUMBING	.05	9
FIRE/LIFE SFTY	.04	9
OTHER MAINT/SUP	.19	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.61	15
ELECTRICAL	1.29	15
GAS	.21	14
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	15
RDS/GNDS/SEC TOTAL	.48	14
RDS/GNDS TOTAL	.08	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	4
RDS/GNDS OTHER	.10	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.47	13
SEC PAYROLL	.19	2
SEC CONTRACTS	.43	13
SEC OTHER	.02	5
ADMIN TOTAL	1.36	15
PAYROLL	.97	8
MGMT FEES	.48	14
PROF FEES	.16	7
GEN OFC EXP	.25	13
OTHER ADM EXP	.14	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.78	14
REAL ESTATE TAX	1.27	14
BUILDING INS	.47	15
PERS PROP TAX	.03	3
OTHER TAX	.06	9
LEASING EXPENSES	1.07	11
ADV/PROMOTION	.05	6
COMMISSIONS	.06	3
PROF FEES	.17	9
TENANT ALTS	1.11	8
BUY-OUTS		
OTHER LEASING	.32	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.46	12
CLEANING	.98	2
REPAIR/MAINT	.67	8
RDS/GROUNDS		
SECURITY	.19	2
ADMINISTRATIVE	.97	8
TOTAL CONTRACTS	1.75	15
CLEANING	1.25	15
REPAIR/MAINT	.33	4
RDS/GROUNDS	.04	4
SECURITY	.43	13
ADMINISTRATIVE	.53	15

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	24 BLDS	4,647,253 SQ. FT.				4,354,735 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	21					21.43	21.30	14.27	26.01
RETAIL AREA	13	33.41	22.64	13.70	45.95				
OTHER AREA	4	3.04	3.46	2.18	4.64				
TOTAL RENT	21	21.64	19.95	14.70	28.14				
NET PARKING INC	5	2.44	1.23	.49	5.70				
MISCELLANEOUS	14	.86	.41	.08	.87				
TOTAL INCOME	21	22.69	20.33	15.22	28.14				
EXPENSE									
CLEANING	24	1.79	1.57	1.45	1.93	1.87	1.67	1.53	1.94
REPAIR-MAINT	24	1.85	1.60	1.27	1.97	1.94	1.74	1.38	2.08
UTILITIES	24	2.14	1.91	1.60	2.32	2.18	1.95	1.64	2.37
RDS/GRNDS/SEC	23	.73	.73	.56	.86	.78	.77	.57	.96
ADMINISTRATIVE	24	1.25	1.03	.78	1.43	1.34	1.12	.86	1.48
TOTAL OPER EXP	24	7.71	6.88	6.11	9.30	8.23	7.31	6.85	9.74
FIXED EXPENSES	23	2.36	2.47	1.85	2.86	2.51	2.53	2.02	3.23
TOTAL OPER+FIX	23	10.01	9.33	8.42	11.00	10.67	9.68	9.17	11.59
LEASING EXP	16	2.58	1.15	.55	3.41				
TOTAL PAYROLL	23	1.72	1.32	.93	2.41				
TOTAL CONTRACT	21	2.11	1.95	1.71	2.77				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5009	22
AVG SQFT/RETAIL TENANT	3253	16
AVG SQFT/OFFICE WORKER	281	19
AVG % OFFICE OCCUPANCY	88.4	23
AVG % RETAIL OCCUPANCY	94.2	18
AVG $ RATE YR-END RENT	23.35	19
AVG NET PRKNG INC/STALL	1209.33	3
RENTABLE/GROSS SQFT	.83	21

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.82	22
PAYROLL	1.31	5
CONTRACT	1.44	20
SUP/MAT/MISC	.15	22
TRASH REMOVAL	.12	21
REPR/MAINT TOTAL	1.90	23
PAYROLL	.94	21
ELEVATOR	.32	22
HVAC	.20	20
ELECTRICAL	.08	18
STRUCT/ROOF	.06	13
PLUMBING	.02	17
FIRE/LIFE SFTY	.09	17
OTHER MAINT/SUP	.38	23

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.15	22
ELECTRICAL	1.93	21
GAS	.14	18
FUEL OIL		
PURCH STEAM	.24	2
PURCH CH WTR		
COAL		
WATER/SEWER	.12	21
RDS/GNDS/SEC TOTAL	.75	21
RDS/GNDS TOTAL	.12	17
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	14
RDS/GNDS OTHER	.04	10

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.65	21
SEC PAYROLL	.41	5
SEC CONTRACTS	.54	20
SEC OTHER	.05	11
ADMIN TOTAL	1.26	23
PAYROLL	.50	21
MGMT FEES	.56	19
PROF FEES	.16	13
GEN OFC EXP	.12	18
OTHER ADM EXP	.13	19

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.35	22
REAL ESTATE TAX	1.85	22
BUILDING INS	.46	23
PERS PROP TAX	.25	10
OTHER TAX	.06	13
LEASING EXPENSES	2.58	16
ADV/PROMOTION	.10	9
COMMISSIONS	.09	5
PROF FEES	.36	14
TENANT ALTS	2.93	12
BUY-OUTS		
OTHER LEASING	.61	9

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.72	23
CLEANING	1.31	5
REPAIR/MAINT	.94	21
RDS/GROUNDS		
SECURITY	.41	5
ADMINISTRATIVE	.50	21
TOTAL CONTRACTS	2.11	21
CLEANING	1.44	20
REPAIR/MAINT	.54	6
RDS/GROUNDS	.10	14
SECURITY	.54	20
ADMINISTRATIVE	.62	21

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

San Francisco, CA

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	17 BLDS	7,109,829 SQ. FT.				6,947,007 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	17					25.08	21.00	17.77	31.18
RETAIL AREA	12	25.35	29.71	18.31	35.45				
OTHER AREA	5	8.02	7.94	6.08	9.91				
TOTAL RENT	17	24.90	20.68	17.82	31.03				
NET PARKING INC	10	.87	.69	.42	1.27				
MISCELLANEOUS	13	.44	.28	.13	.50				
TOTAL INCOME	17	25.72	21.70	18.63	32.13				
EXPENSE									
CLEANING	17	1.83	1.68	1.49	2.03	1.86	1.69	1.50	2.05
REPAIR-MAINT	17	1.79	1.48	1.24	2.12	1.82	1.52	1.26	2.12
UTILITIES	17	2.06	2.06	1.85	2.24	2.07	2.06	1.85	2.25
RDS/GRNDS/SEC	17	.64	.51	.42	.79	.66	.53	.42	.81
ADMINISTRATIVE	17	1.32	1.28	.78	1.76	1.35	1.31	.82	1.80
TOTAL OPER EXP	17	7.65	6.96	6.36	7.81	7.63	7.20	6.50	7.96
FIXED EXPENSES	16	2.87	2.68	1.96	3.34	2.94	2.71	2.05	3.41
TOTAL OPER+FIX	16	10.38	10.43	8.98	10.85	10.60	10.55	9.11	11.14
LEASING EXP	14	2.05	.78	.05	3.15				
TOTAL PAYROLL	17	1.27	1.07	.62	1.28				
TOTAL CONTRACT	17	2.30	2.11	1.83	2.50				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13609	14
AVG SQFT/RETAIL TENANT	1899	13
AVG SQFT/OFFICE WORKER	302	14
AVG % OFFICE OCCUPANCY	89.2	16
AVG % RETAIL OCCUPANCY	91.1	14
AVG $ RATE YR-END RENT	25.02	14
AVG NET PRKNG INC/STALL	1858.88	9
RENTABLE/GROSS SQFT	.89	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.83	17
PAYROLL	1.75	2
CONTRACT	1.41	17
SUP/MAT/MISC	.14	15
TRASH REMOVAL	.08	16
REPR/MAINT TOTAL	1.79	17
PAYROLL	.82	12
ELEVATOR	.34	17
HVAC	.35	17
ELECTRICAL	.09	15
STRUCT/ROOF	.15	7
PLUMBING	.03	12
FIRE/LIFE SFTY	.08	14
OTHER MAINT/SUP	.29	17

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.07	16
ELECTRICAL	1.74	16
GAS	.07	11
FUEL OIL	.09	4
PURCH STEAM	.29	5
PURCH CH WTR		
COAL		
WATER/SEWER	.11	16
RDS/GNDS/SEC TOTAL	.64	17
RDS/GNDS TOTAL	.10	13
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	13
RDS/GNDS OTHER	.05	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.57	17
SEC PAYROLL	.25	6
SEC CONTRACTS	.49	16
SEC OTHER	.04	9
ADMIN TOTAL	1.35	16
PAYROLL	.45	14
MGMT FEES	.70	15
PROF FEES	.07	14
GEN OFC EXP	.13	13
OTHER ADM EXP	.17	14

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.87	16
REAL ESTATE TAX	2.23	16
BUILDING INS	.48	17
PERS PROP TAX	.20	4
OTHER TAX	.17	11
LEASING EXPENSES	2.05	14
ADV/PROMOTION	.09	8
COMMISSIONS	.07	3
PROF FEES	.44	8
TENANT ALTS	2.00	11
BUY-OUTS		
OTHER LEASING	.08	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.27	17
CLEANING	1.75	2
REPAIR/MAINT	.82	12
RDS/GROUNDS		
SECURITY	.25	6
ADMINISTRATIVE	.45	14
TOTAL CONTRACTS	2.30	17
CLEANING	1.41	17
REPAIR/MAINT	.93	7
RDS/GROUNDS	.06	13
SECURITY	.49	16
ADMINISTRATIVE	.70	16

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	6,957,307 SQ. FT.				6,409,494 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					24.69	27.83	20.54	30.20
RETAIL AREA	7	23.39	27.22	12.73	30.85				
OTHER AREA	6	7.62	6.64	5.50	8.92				
TOTAL RENT	8	24.27	26.76	20.39	29.64				
NET PARKING INC	7	1.46	1.18	.92	2.32				
MISCELLANEOUS	7	.70	.65	.61	.80				
TOTAL INCOME	8	26.15	29.74	21.32	32.16				
EXPENSE									
CLEANING	8	1.77	1.80	1.73	1.84	1.89	1.93	1.79	2.04
REPAIR-MAINT	8	1.93	2.12	1.46	2.25	2.06	2.37	1.46	2.49
UTILITIES	8	2.19	2.29	2.03	2.39	2.24	2.29	2.03	2.53
RDS/GRNDS/SEC	8	.57	.70	.44	.74	.62	.75	.47	.85
ADMINISTRATIVE	8	1.53	1.59	1.32	1.79	1.66	1.82	1.37	1.96
TOTAL OPER EXP	8	8.00	8.53	6.69	8.86	8.68	9.44	6.87	10.15
FIXED EXPENSES	8	1.97	1.73	1.39	2.56	2.14	1.90	1.59	2.77
TOTAL OPER+FIX	8	9.97	10.24	9.03	10.93	10.82	11.51	9.43	11.92
LEASING EXP	8	4.29	2.46	1.70	6.20				
TOTAL PAYROLL	8	1.47	1.60	1.05	1.83				
TOTAL CONTRACT	8	2.31	2.08	1.99	2.19				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	25191	8
AVG SQFT/RETAIL TENANT	2098	7
AVG SQFT/OFFICE WORKER	292	8
AVG % OFFICE OCCUPANCY	95.5	8
AVG % RETAIL OCCUPANCY	77.0	7
AVG $ RATE YR-END RENT	29.17	7
AVG NET PRKNG INC/STALL	2180.97	2
RENTABLE/GROSS SQFT	.90	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.77	8
PAYROLL		
CONTRACT	1.53	8
SUP/MAT/MISC	.13	8
TRASH REMOVAL	.11	8
REPR/MAINT TOTAL	1.93	8
PAYROLL	.86	8
ELEVATOR	.37	8
HVAC	.14	8
ELECTRICAL	.15	8
STRUCT/ROOF	.19	7
PLUMBING	.02	8
FIRE/LIFE SFTY	.09	8
OTHER MAINT/SUP	.14	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.19	8
ELECTRICAL	1.98	8
GAS	.09	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	8
RDS/GNDS/SEC TOTAL	.57	8
RDS/GNDS TOTAL	.09	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	6
RDS/GNDS OTHER	.06	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.53	7
SEC PAYROLL	.49	4
SEC CONTRACTS	.27	7
SEC OTHER	.02	6
ADMIN TOTAL	1.53	8
PAYROLL	.40	8
MGMT FEES	.61	8
PROF FEES	.29	8
GEN OFC EXP	.15	4
OTHER ADM EXP	.15	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.97	8
REAL ESTATE TAX	1.51	8
BUILDING INS	.39	8
PERS PROP TAX		
OTHER TAX	.07	8
LEASING EXPENSES	4.29	8
ADV/PROMOTION	.25	8
COMMISSIONS	.18	2
PROF FEES	.97	8
TENANT ALTS	2.72	8
BUY-OUTS	.57	2
OTHER LEASING	.18	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.47	8
CLEANING		
REPAIR/MAINT	.86	8
RDS/GROUNDS		
SECURITY	.49	4
ADMINISTRATIVE	.40	8
TOTAL CONTRACTS	2.31	8
CLEANING	1.53	8
REPAIR/MAINT	.55	7
RDS/GROUNDS	.05	6
SECURITY	.27	7
ADMINISTRATIVE	.90	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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San Francisco, CA

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS	1,230,519 SQ. FT.				1,230,519 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	14					19.87	20.15	18.80	21.23
RETAIL AREA									
OTHER AREA									
TOTAL RENT	14	19.90	20.15	18.80	21.23				
NET PARKING INC									
MISCELLANEOUS	10	.72	.11	.06	2.27				
TOTAL INCOME	14	20.47	21.14	19.20	22.13				
EXPENSE									
CLEANING	17	.92	.91	.78	1.18	.92	.91	.78	1.18
REPAIR-MAINT	17	1.16	.88	.77	1.48	1.16	.88	.77	1.48
UTILITIES	17	2.17	2.07	1.88	2.29	2.17	2.07	1.88	2.29
RDS/GRNDS/SEC	17	.61	.37	.12	.67	.61	.37	.12	.67
ADMINISTRATIVE	17	1.05	1.12	.82	1.69	1.05	1.12	.82	1.69
TOTAL OPER EXP	17	5.91	5.71	5.25	6.55	5.91	5.71	5.25	6.55
FIXED EXPENSES	17	1.44	2.03	1.01	2.33	1.44	2.03	1.01	2.33
TOTAL OPER + FIX	17	7.35	7.76	7.00	8.31	7.35	7.76	7.00	8.31
LEASING EXP	13	2.11	1.28	.35	1.82				
TOTAL PAYROLL	15	.82	.61	.48	.94				
TOTAL CONTRACT	15	1.56	1.22	.97	2.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4894	16
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	290	12
AVG % OFFICE OCCUPANCY	85.3	17
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.73	14
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.90	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.04	15
PAYROLL		
CONTRACT	.79	15
SUP/MAT/MISC	.17	12
TRASH REMOVAL	.10	15
REPR/MAINT TOTAL	1.43	15
PAYROLL	.48	8
ELEVATOR	.09	15
HVAC	.19	15
ELECTRICAL	.05	15
STRUCT/ROOF	.03	9
PLUMBING	.03	11
FIRE/LIFE SFTY	.05	11
OTHER MAINT/SUP	.76	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.32	15
ELECTRICAL	1.98	15
GAS	.17	14
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	15
RDS/GNDS/SEC TOTAL	.57	15
RDS/GNDS TOTAL	.24	12
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	12
RDS/GNDS OTHER	.08	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.42	11
SEC PAYROLL		
SEC CONTRACTS	.35	11
SEC OTHER	.14	2
ADMIN TOTAL	1.32	15
PAYROLL	.58	11
MGMT FEES	.77	14
PROF FEES	.05	13
GEN OFC EXP	.08	11
OTHER ADM EXP	.11	14

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.09	15
REAL ESTATE TAX	1.85	15
BUILDING INS	.29	14
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.11	13
ADV/PROMOTION	.04	9
COMMISSIONS	.07	7
PROF FEES	.47	11
TENANT ALTS	2.01	7
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.82	15
CLEANING		
REPAIR/MAINT	.48	8
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.58	11
TOTAL CONTRACTS	1.56	15
CLEANING	.79	15
REPAIR/MAINT	.37	12
RDS/GROUNDS	.19	12
SECURITY	.36	11
ADMINISTRATIVE	.80	14

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	787,779 SQ. FT.				787,779 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	.93	.83	.73	1.32	.93	.83	.73	1.32
REPAIR-MAINT	4	1.11	.87	.76	1.87	1.11	.87	.76	1.87
UTILITIES	4	2.25	2.03	1.93	2.88	2.25	2.03	1.93	2.88
RDS/GRNDS/SEC	4	.70	.67	.34	1.26	.70	.67	.34	1.26
ADMINISTRATIVE	4	.90	1.01	.66	1.34	.90	1.01	.66	1.34
TOTAL OPER EXP	4	5.89	5.08	4.77	8.33	5.89	5.08	4.77	8.33
FIXED EXPENSES	4	1.19	1.27	.46	2.32	1.19	1.27	.46	2.32
TOTAL OPER + FIX	4	7.08	6.64	5.22	10.65	7.08	6.64	5.22	10.65
LEASING EXP									
TOTAL PAYROLL	2	.98	1.06						
TOTAL CONTRACT	2	1.75	1.91						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5725	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	275	4
AVG % OFFICE OCCUPANCY	81.2	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.89	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.90	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.24	2
PAYROLL		
CONTRACT	.93	2
SUP/MAT/MISC	.20	2
TRASH REMOVAL	.08	2
REPR/MAINT TOTAL	1.69	2
PAYROLL		
ELEVATOR	.08	2
HVAC	.20	2
ELECTRICAL	.06	2
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY	.06	2
OTHER MAINT/SUP	1.17	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.74	2
ELECTRICAL	2.37	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	2
RDS/GNDS/SEC TOTAL	.78	2
RDS/GNDS TOTAL	.20	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.20	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.58	2
SEC PAYROLL		
SEC CONTRACTS	.42	2
SEC OTHER		
ADMIN TOTAL	1.32	2
PAYROLL	.78	2
MGMT FEES		
PROF FEES		
GEN OFC EXP	.05	2
OTHER ADM EXP	.10	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.37	2
REAL ESTATE TAX	2.18	2
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.98	2
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.78	2
TOTAL CONTRACTS	1.75	2
CLEANING	.93	2
REPAIR/MAINT		
RDS/GROUNDS	.20	2
SECURITY	.42	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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San Jose, CA

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	13 BLDS	1,257,041 SQ. FT.				1,213,911 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	13					19.13	20.37	16.10	21.56
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13	19.25	20.37	16.26	21.63				
NET PARKING INC	7	2.29	2.10						
MISCELLANEOUS	12	.75	.41	.11	1.02				
TOTAL INCOME	13	21.69	22.86	17.85	23.27				
EXPENSE									
CLEANING	13	.69	.73	.55	.91	.70	.73	.57	.91
REPAIR-MAINT	13	1.41	1.07	.72	1.74	1.46	1.07	.72	1.86
UTILITIES	13	1.92	1.87	1.64	2.61	1.94	1.87	1.68	2.61
RDS/GRNDS/SEC	13	.48	.36	.28	.61	.50	.36	.28	.65
ADMINISTRATIVE	13	1.16	1.32	.68	1.77	1.20	1.32	.68	1.85
TOTAL OPER EXP	13	5.65	4.79	4.59	7.20	5.85	4.79	4.59	7.57
FIXED EXPENSES	13	2.11	2.00	1.42	2.35	2.19	2.00	1.42	2.50
TOTAL OPER + FIX	13	7.76	6.79	6.53	9.03	8.04	6.79	6.53	9.55
LEASING EXP	13	2.64	2.15	.42	4.07				
TOTAL PAYROLL	13	.89	.37	.31	1.36				
TOTAL CONTRACT	13	1.23	1.00	.98	1.40				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8491	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	302	7
AVG % OFFICE OCCUPANCY	88.3	13
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	19.31	8
AVG NET PRKNG INC/STALL	773.14	7
RENTABLE/GROSS SQFT	1.00	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.69	13	**UTILITIES TOTAL**	1.96	8	SECURITY TOTAL	.27	13	**FIXED EXP TOTAL**	2.11	13	**TOTAL PAYROLL**	.89	13
PAYROLL			ELECTRICAL	1.82	8	SEC PAYROLL			REAL ESTATE TAX	1.78	13	CLEANING		
CONTRACT	.57	13	GAS	.12	8	SEC CONTRACTS	.27	13	BUILDING INS	.33	13	REPAIR/MAINT	.63	8
SUP/MAT/MISC	.06	7	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	13	PURCH STEAM			**ADMIN TOTAL**	1.16	13	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.41	13	PURCH CH WTR			PAYROLL	.56	11				ADMINISTRATIVE	.56	11
PAYROLL	.63	8	COAL			MGMT FEES	.63	13	**LEASING EXPENSES**	2.64	13	**TOTAL CONTRACTS**	1.23	13
ELEVATOR	.19	13	WATER/SEWER	.03	8	PROF FEES	.16	7	ADV/PROMOTION	.12	10	CLEANING	.57	13
HVAC	.19	13	**RDS/GNDS/SEC TOTAL**	.48	13	GEN OFC EXP	.21	11	COMMISSIONS			REPAIR/MAINT	.48	6
ELECTRICAL	.06	7	RDS/GNDS TOTAL	.21	13	OTHER ADM EXP	.08	2	PROF FEES	.50	13	RDS/GROUNDS	.15	13
STRUCT/ROOF	.04	7	RDS/GNDS PAYRL						TENANT ALTS	2.67	12	SECURITY	.27	13
PLUMBING	.06	7	RDS/GNDS CONTR	.15	13				BUY-OUTS			ADMINISTRATIVE	.69	13
FIRE/LIFE SFTY	.07	8	RDS/GNDS OTHER						OTHER LEASING					
OTHER MAINT/SUP	.32	13												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	655,582 SQ. FT.				655,582 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					20.93	21.33		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	20.96	21.47						
NET PARKING INC	2	2.02	2.04						
MISCELLANEOUS	2	.38	.31						
TOTAL INCOME	3	22.96	22.96						
EXPENSE									
CLEANING	3	.81	.85			.81	.85		
REPAIR-MAINT	3	1.06	1.07			1.06	1.07		
UTILITIES	3	2.13	1.88			2.13	1.88		
RDS/GRNDS/SEC	3	.31	.30			.31	.30		
ADMINISTRATIVE	3	.92	.74			.92	.74		
TOTAL OPER EXP	3	5.24	4.79			5.24	4.79		
FIXED EXPENSES	3	1.85	2.00			1.85	2.00		
TOTAL OPER + FIX	3	7.09	6.79			7.09	6.79		
LEASING EXP	3	1.42	2.15						
TOTAL PAYROLL	3	.42	.37						
TOTAL CONTRACT	3	1.07	1.00						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8726	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	340	2
AVG % OFFICE OCCUPANCY	94.5	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	20.09	3
AVG NET PRKNG INC/STALL	740.51	2
RENTABLE/GROSS SQFT	.99	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.81	3	**UTILITIES TOTAL**	2.13	3	SECURITY TOTAL	.23	3	**FIXED EXP TOTAL**	1.85	3	**TOTAL PAYROLL**	.42	3
PAYROLL			ELECTRICAL	1.95	3	SEC PAYROLL			REAL ESTATE TAX	1.63	3	CLEANING		
CONTRACT	.69	3	GAS	.16	3	SEC CONTRACTS	.23	3	BUILDING INS	.22	3	REPAIR/MAINT	.26	3
SUP/MAT/MISC	.05	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	3	PURCH STEAM			**ADMIN TOTAL**	.92	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.06	3	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.26	3	COAL			MGMT FEES	.61	3	**LEASING EXPENSES**	1.42	3	**TOTAL CONTRACTS**	1.07	3
ELEVATOR	.21	3	WATER/SEWER	.03	3	PROF FEES	.23	2	ADV/PROMOTION			CLEANING	.69	3
HVAC	.20	3	**RDS/GNDS/SEC TOTAL**	.31	3	GEN OFC EXP			COMMISSIONS			REPAIR/MAINT		
ELECTRICAL	.02	2	RDS/GNDS TOTAL	.08	3	OTHER ADM EXP	.08	2	PROF FEES	.46	3	RDS/GROUNDS	.08	3
STRUCT/ROOF	.07	2	RDS/GNDS PAYRL						TENANT ALTS	1.90	2	SECURITY	.23	3
PLUMBING	.02	2	RDS/GNDS CONTR	.08	3				BUY-OUTS			ADMINISTRATIVE	.73	3
FIRE/LIFE SFTY	.08	3	RDS/GNDS OTHER						OTHER LEASING					
OTHER MAINT/SUP	.26	3												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

San Jose, CA

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	22 BLDS	1,753,944 SQ. FT.				1,649,810 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	22					17.58	19.13	16.72	21.79
RETAIL AREA	11	16.60	16.47						
OTHER AREA									
TOTAL RENT	22	18.10	19.13	16.72	21.79				
NET PARKING INC									
MISCELLANEOUS	18	1.10	.49	.31	.92				
TOTAL INCOME	22	19.10	19.35	16.72	22.05				
EXPENSE									
CLEANING	22	.93	.97	.85	1.12	.97	.97	.87	1.24
REPAIR-MAINT	22	1.17	.93	.82	1.21	1.25	.93	.82	1.34
UTILITIES	22	2.33	2.10	1.77	2.41	2.41	2.10	1.77	2.41
RDS/GRNDS/SEC	22	.41	.36	.31	.42	.44	.35	.31	.42
ADMINISTRATIVE	22	1.10	.85	.80	.96	1.17	.85	.80	.98
TOTAL OPER EXP	22	5.95	5.21	4.49	6.00	6.32	5.21	4.49	6.16
FIXED EXPENSES	22	1.60	1.39	1.10	1.79	1.70	1.39	1.20	1.79
TOTAL OPER + FIX	22	7.55	7.03	6.14	7.77	8.02	7.03	6.14	8.31
LEASING EXP	17	2.22	2.09	.14	3.31				
TOTAL PAYROLL	14	.92	.91	.08	1.07				
TOTAL CONTRACT	18	1.38	1.04	.94	1.60				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5014	21
AVG SQFT/RETAIL TENANT	3771	11
AVG SQFT/OFFICE WORKER	221	19
AVG % OFFICE OCCUPANCY	88.3	22
AVG % RETAIL OCCUPANCY	94.1	11
AVG $ RATE YR-END RENT	24.04	20
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.94	14

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.96	18
PAYROLL	.69	2
CONTRACT	.76	18
SUP/MAT/MISC	.10	15
TRASH REMOVAL	.08	17
REPR/MAINT TOTAL	1.38	18
PAYROLL	.58	13
ELEVATOR	.18	17
HVAC	.14	18
ELECTRICAL	.05	17
STRUCT/ROOF	.10	12
PLUMBING	.03	18
FIRE/LIFE SFTY	.06	18
OTHER MAINT/SUP	.35	18

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.29	18
ELECTRICAL	2.06	18
GAS	.20	12
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	18
RDS/GNDS/SEC TOTAL	.42	18
RDS/GNDS TOTAL	.15	17
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.13	17
RDS/GNDS OTHER	.02	12

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	15
SEC PAYROLL		
SEC CONTRACTS	.29	15
SEC OTHER	.01	9
ADMIN TOTAL	1.21	18
PAYROLL	.36	11
MGMT FEES	.77	18
PROF FEES	.10	10
GEN OFC EXP	.08	14
OTHER ADM EXP	.05	11

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.50	18
REAL ESTATE TAX	1.22	18
BUILDING INS	.26	18
PERS PROP TAX		
OTHER TAX	.32	2
LEASING EXPENSES	2.22	17
ADV/PROMOTION	.09	4
COMMISSIONS	.03	3
PROF FEES	54	9
TENANT ALTS	2.39	10
BUY-OUTS	.05	2
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.92	14
CLEANING	.69	2
REPAIR/MAINT	.58	13
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.36	11
TOTAL CONTRACTS	1.38	18
CLEANING	.76	18
REPAIR/MAINT	.49	6
RDS/GROUNDS	.13	17
SECURITY	.29	15
ADMINISTRATIVE	.83	18

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	94,471 SQ. FT.				94,471 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					19.73	20.80	17.98	21.79
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	19.73	20.80	17.98	21.79				
NET PARKING INC									
MISCELLANEOUS	3	.26	.40						
TOTAL INCOME	4	19.91	21.25	18.18	22.05				
EXPENSE									
CLEANING	4	1.13	1.01	.93	1.28	1.13	1.01	.93	1.28
REPAIR-MAINT	4	.92	.91	.84	1.11	.92	.91	.84	1.11
UTILITIES	4	2.01	1.69	1.44	2.36	2.01	1.69	1.44	2.36
RDS/GRNDS/SEC	4	.37	.33	.31	.41	.37	.33	.31	.41
ADMINISTRATIVE	4	.55	.69	.36	.89	.55	.69	.36	.89
TOTAL OPER EXP	4	4.99	4.82	4.41	5.51	4.99	4.82	4.41	5.51
FIXED EXPENSES	4	1.31	1.26	1.02	1.53	1.31	1.26	1.02	1.53
TOTAL OPER + FIX	4	6.30	6.35	5.70	6.78	6.30	6.35	5.70	6.78
LEASING EXP	4	1.46	1.12	.14	2.24				
TOTAL PAYROLL									
TOTAL CONTRACT	4	1.24	1.00	.97	1.40				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2531	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	382	2
AVG % OFFICE OCCUPANCY	96.5	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	20.14	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.94	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.13	4
PAYROLL		
CONTRACT	.84	4
SUP/MAT/MISC	.12	4
TRASH REMOVAL	.14	4
REPR/MAINT TOTAL	.92	4
PAYROLL		
ELEVATOR	.07	3
HVAC	.33	4
ELECTRICAL	.03	3
STRUCT/ROOF	.10	4
PLUMBING	.05	4
FIRE/LIFE SFTY	.06	4
OTHER MAINT/SUP	.30	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.01	4
ELECTRICAL	1.70	4
GAS	.20	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	4
RDS/GNDS/SEC TOTAL	.37	4
RDS/GNDS TOTAL	.37	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.31	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.55	4
PAYROLL		
MGMT FEES	.52	4
PROF FEES		
GEN OFC EXP	.03	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.30	4
REAL ESTATE TAX	1.01	4
BUILDING INS	.29	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.46	4
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.36	2
TENANT ALTS	1.41	3
BUY-OUTS	.05	2
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.24	4
CLEANING	.84	4
REPAIR/MAINT		
RDS/GROUNDS	.31	4
SECURITY		
ADMINISTRATIVE	.53	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

San Mateo, CA

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	1,858,294 SQ. FT.				1,845,785 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					17.41	18.30	15.25	21.61
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11	17.35	18.86	15.29	21.61				
NET PARKING INC	3	1.87	1.44						
MISCELLANEOUS	8	.09	.16	.06	.25				
TOTAL INCOME	11	18.91	19.00	16.14	23.83				
EXPENSE									
CLEANING	11	.87	.90	.72	1.13	.87	.90	.72	1.13
REPAIR-MAINT	10	.73	.70	.52	.82	.73	.70	.52	.82
UTILITIES	8	2.03	1.95	1.70	2.14	2.03	1.95	1.70	2.14
RDS/GRNDS/SEC	11	.36	.35	.07	.42	.36	.35	.07	.42
ADMINISTRATIVE	11	.87	.88	.33	1.32	.88	.88	.33	1.32
TOTAL OPER EXP	8	5.49	4.81	4.51	5.97	5.55	4.81	4.51	5.97
FIXED EXPENSES	8	1.40	1.42	1.22	1.48	1.41	1.42	1.22	1.49
TOTAL OPER+FIX	8	6.89	6.30	5.67	7.26	6.96	6.30	5.67	7.26
LEASING EXP	11	1.05	.05	.02	3.34				
TOTAL PAYROLL	11	.53	.21	.08	.82				
TOTAL CONTRACT	11	1.13	1.17	1.04	1.32				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4800	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	264	5
AVG % OFFICE OCCUPANCY	92.1	11
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.10	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.98	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.87	11	**UTILITIES TOTAL**	2.06	8	SECURITY TOTAL	.36	8	**FIXED EXP TOTAL**	1.40	8	**TOTAL PAYROLL**	.53	11
PAYROLL			ELECTRICAL	1.75	5	SEC PAYROLL			REAL ESTATE TAX	1.15	8	CLEANING		
CONTRACT	.74	11	GAS	.26	5	SEC CONTRACTS	.35	8	BUILDING INS	.26	11	REPAIR/MAINT	.49	4
SUP/MAT/MISC	.12	5	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	11	PURCH STEAM			**ADMIN TOTAL**	.87	11	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.73	10	PURCH CH WTR			PAYROLL	.39	11	**LEASING EXPENSES**	1.05	11	ADMINISTRATIVE	.39	11
PAYROLL	.49	4	COAL			MGMT FEES	.39	10	ADV/PROMOTION	.04	11	**TOTAL CONTRACTS**	1.13	11
ELEVATOR	.10	10	WATER/SEWER	.04	5	PROF FEES	.02	6	COMMISSIONS	.02	8	CLEANING	.74	11
HVAC	.22	10	**RDS/GNDS/SEC TOTAL**	.36	11	GEN OFC EXP	.10	10	PROF FEES	1.44	2	REPAIR/MAINT		
ELECTRICAL	.01	5	RDS/GNDS TOTAL	.16	11	OTHER ADM EXP	.12	4	TENANT ALTS	3.18	3	RDS/GROUNDS	.14	11
STRUCT/ROOF	.03	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.35	8
PLUMBING	.01	5	RDS/GNDS CONTR	.14	11				OTHER LEASING			ADMINISTRATIVE	.38	10
FIRE/LIFE SFTY	.03	3	RDS/GNDS OTHER	.11	2									
OTHER MAINT/SUP	.22	10												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,148,206 SQ. FT.				1,137,697 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					19.43	19.30	15.55	20.67
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	19.32	18.88	15.55	20.67				
NET PARKING INC	2	2.21	1.87						
MISCELLANEOUS	6	.15	.12	.04	.25				
TOTAL INCOME	6	20.24	19.00	16.14	23.83				
EXPENSE									
CLEANING	6	1.02	1.04	.96	1.13	1.02	1.04	.96	1.13
REPAIR-MAINT	6	.70	.56	.49	.78	.70	.55	.49	.78
UTILITIES	4	2.16	1.97	1.82	2.56	2.16	1.97	1.82	2.56
RDS/GRNDS/SEC	6	.44	.33	.07	.58	.45	.33	.07	.58
ADMINISTRATIVE	6	1.10	1.15	.83	1.67	1.11	1.15	.83	1.67
TOTAL OPER EXP	4	6.11	5.97	4.70	7.85	6.21	5.97	4.70	8.17
FIXED EXPENSES	4	1.54	1.42	1.22	1.87	1.57	1.42	1.22	1.95
TOTAL OPER+FIX	4	7.65	7.26	6.12	8.51	7.78	7.26	6.12	9.92
LEASING EXP	6	1.67	1.70	.02	3.67				
TOTAL PAYROLL	6	.66	.48	.20	1.70				
TOTAL CONTRACT	6	1.26	1.17	1.04	1.52				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5416	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	266	3
AVG % OFFICE OCCUPANCY	95.0	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.86	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.97	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.02	6	**UTILITIES TOTAL**	2.26	3	SECURITY TOTAL	.47	4	**FIXED EXP TOTAL**	1.54	4	**TOTAL PAYROLL**	.66	6
PAYROLL			ELECTRICAL	1.97	3	SEC PAYROLL			REAL ESTATE TAX	1.26	4	CLEANING		
CONTRACT	.87	6	GAS	.22	3	SEC CONTRACTS	.47	4	BUILDING INS	.31	6	REPAIR/MAINT	.61	2
SUP/MAT/MISC	.14	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.09	6	PURCH STEAM			**ADMIN TOTAL**	1.10	6	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.70	6	PURCH CH WTR			PAYROLL	.50	6	**LEASING EXPENSES**	1.67	6	ADMINISTRATIVE	.50	6
PAYROLL	.61	2	COAL			MGMT FEES	.48	5	ADV/PROMOTION	.04	6	**TOTAL CONTRACTS**	1.29	6
ELEVATOR	.10	6	WATER/SEWER	.05	3	PROF FEES	.03	2	COMMISSIONS	.02	5	CLEANING	.87	6
HVAC	.19	6	**RDS/GNDS/SEC TOTAL**	.44	6	GEN OFC EXP	.16	5	PROF FEES	1.44	2	REPAIR/MAINT		
ELECTRICAL	.02	3	RDS/GNDS TOTAL	.18	6	OTHER ADM EXP	.14	2	TENANT ALTS	3.18	3	RDS/GROUNDS	.15	6
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.47	4
PLUMBING	.01	3	RDS/GNDS CONTR	.15	6				OTHER LEASING			ADMINISTRATIVE	.48	5
FIRE/LIFE SFTY			RDS/GNDS OTHER	.11	2									
OTHER MAINT/SUP	.22	6												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Seattle, WA

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	20 BLDS	6,108,630 SQ. FT.				5,828,642 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	19					16.86	14.96	11.70	16.67
RETAIL AREA	12	17.40	12.10	9.30	19.71				
OTHER AREA	3	19.59	2.03						
TOTAL RENT	20	17.20	14.87	12.16	17.98				
NET PARKING INC	13	1.04	1.07	.54	1.39				
MISCELLANEOUS	14	.34	.09	.06	.37				
TOTAL INCOME	20	18.46	17.12	12.39	19.52				
EXPENSE									
CLEANING	20	1.17	1.06	.87	1.26	1.21	1.09	.91	1.34
REPAIR-MAINT	20	1.09	1.08	.78	1.35	1.14	1.08	.86	1.40
UTILITIES	20	.98	1.02	.85	1.47	1.00	1.02	.87	1.48
RDS/GRNDS/SEC	20	.32	.32	.22	.41	.33	.34	.23	.43
ADMINISTRATIVE	20	.82	.79	.61	1.08	.86	.83	.62	1.11
TOTAL OPER EXP	20	4.38	4.36	3.66	4.95	4.60	4.66	4.11	5.24
FIXED EXPENSES	20	1.99	1.57	1.22	1.73	2.08	1.80	1.24	1.83
TOTAL OPER + FIX	20	6.37	6.03	5.28	6.74	6.68	6.32	5.66	6.99
LEASING EXP	16	1.15	1.54	.65	2.22				
TOTAL PAYROLL	20	.73	.49	.25	.78				
TOTAL CONTRACT	18	1.52	1.20	1.08	1.51				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6713	20
AVG SQFT/RETAIL TENANT	2155	12
AVG SQFT/OFFICE WORKER	271	19
AVG % OFFICE OCCUPANCY	91.0	20
AVG % RETAIL OCCUPANCY	87.4	12
AVG $ RATE YR-END RENT	19.44	19
AVG NET PRKNG INC/STALL	1079.30	12
RENTABLE/GROSS SQFT	.87	14

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.19	18
PAYROLL	.94	2
CONTRACT	.92	18
SUP/MAT/MISC	.08	16
TRASH REMOVAL	.06	14
REPR/MAINT TOTAL	1.09	20
PAYROLL	.35	16
ELEVATOR	.33	20
HVAC	.15	20
ELECTRICAL	.07	19
STRUCT/ROOF	.03	11
PLUMBING	.03	19
FIRE/LIFE SFTY	.07	18
OTHER MAINT/SUP	.16	19

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	.98	18
ELECTRICAL	.79	18
GAS	.01	3
FUEL OIL		
PURCH STEAM	.26	5
PURCH CH WTR		
COAL		
WATER/SEWER	.15	18
RDS/GNDS/SEC TOTAL	.32	18
RDS/GNDS TOTAL	.09	18
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	16
RDS/GNDS OTHER	.02	10

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	18
SEC PAYROLL		
SEC CONTRACTS	.23	17
SEC OTHER	.01	6
ADMIN TOTAL	.82	20
PAYROLL	.32	13
MGMT FEES	.40	17
PROF FEES	.03	13
GEN OFC EXP	.10	18
OTHER ADM EXP	.09	15

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.99	20
REAL ESTATE TAX	1.81	20
BUILDING INS	.16	20
PERS PROP TAX		
OTHER TAX	.02	13
LEASING EXPENSES	1.15	16
ADV/PROMOTION	.10	12
COMMISSIONS	.04	14
PROF FEES	.15	9
TENANT ALTS	.95	13
BUY-OUTS	.20	2
OTHER LEASING	.06	8

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.73	20
CLEANING	.94	2
REPAIR/MAINT	.35	16
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.32	13
TOTAL CONTRACTS	1.52	18
CLEANING	.92	18
REPAIR/MAINT	.67	7
RDS/GROUNDS	.08	18
SECURITY	.23	17
ADMINISTRATIVE	.35	20

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	358,197 SQ. FT.				347,256 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					12.98	11.85	9.77	16.26
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	13.12	11.85	10.49	16.28				
NET PARKING INC	2	.71	.62						
MISCELLANEOUS	4	.13	.06	.02	.24				
TOTAL INCOME	5	13.53	12.28	10.51	16.94				
EXPENSE									
CLEANING	5	1.17	1.11	.75	1.49	1.17	1.11	.75	1.49
REPAIR-MAINT	5	1.20	1.08	.67	1.59	1.24	1.08	.74	1.59
UTILITIES	5	1.48	1.42	1.30	1.65	1.48	1.42	1.30	1.65
RDS/GRNDS/SEC	5	.33	.35	.22	.41	.34	.35	.22	.45
ADMINISTRATIVE	5	.70	.61	.51	.88	.72	.68	.51	.91
TOTAL OPER EXP	5	4.88	4.23	3.93	5.70	5.05	4.43	3.93	6.01
FIXED EXPENSES	5	1.52	1.47	1.28	1.71	1.57	1.60	1.35	1.71
TOTAL OPER + FIX	5	6.41	5.57	5.28	7.41	6.61	6.03	5.28	7.72
LEASING EXP	2	1.97	1.95						
TOTAL PAYROLL	5	.33	.33	.16	.46				
TOTAL CONTRACT	5	1.63	1.08	.98	2.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3914	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	223	5
AVG % OFFICE OCCUPANCY	90.2	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.46	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.17	5
PAYROLL		
CONTRACT	.99	5
SUP/MAT/MISC	.13	4
TRASH REMOVAL	.09	3
REPR/MAINT TOTAL	1.20	5
PAYROLL	.26	5
ELEVATOR	.14	5
HVAC	.39	5
ELECTRICAL	.06	4
STRUCT/ROOF	.05	2
PLUMBING	.06	4
FIRE/LIFE SFTY	.04	4
OTHER MAINT/SUP	.26	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.48	5
ELECTRICAL	1.25	5
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.22	5
RDS/GNDS/SEC TOTAL	.33	5
RDS/GNDS TOTAL	.22	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.19	5
RDS/GNDS OTHER	.04	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.12	5
SEC PAYROLL		
SEC CONTRACTS	.14	4
SEC OTHER	.03	2
ADMIN TOTAL	.70	5
PAYROLL		
MGMT FEES	.52	5
PROF FEES	.10	2
GEN OFC EXP	.05	5
OTHER ADM EXP	.08	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.52	5
REAL ESTATE TAX	1.31	5
BUILDING INS	.17	5
PERS PROP TAX		
OTHER TAX	10	2
LEASING EXPENSES	1.97	2
ADV/PROMOTION	.02	2
COMMISSIONS		
PROF FEES		
TENANT ALTS	1.85	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.33	5
CLEANING		
REPAIR/MAINT	.26	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.63	5
CLEANING	.99	5
REPAIR/MAINT	.87	2
RDS/GROUNDS	.19	5
SECURITY	.14	4
ADMINISTRATIVE	.57	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Seattle, WA

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,203,481 SQ. FT.				1,117,144 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					12.00	12.21	9.93	14.83
RETAIL AREA	4	25.03	24.01	7.69	37.72				
OTHER AREA	2	.99	1.39						
TOTAL RENT	6	12.63	12.72	9.86	14.20				
NET PARKING INC	4	.74	.58	.35	1.14				
MISCELLANEOUS	4	.88	.09	.06	1.35				
TOTAL INCOME	6	13.75	13.39	10.71	17.12				
EXPENSE									
CLEANING	6	1.20	1.15	.97	1.27	1.28	1.24	.97	1.40
REPAIR-MAINT	6	1.02	1.15	.67	1.39	1.09	1.20	.71	1.55
UTILITIES	6	1.21	.85	.67	1.21	1.26	.89	.74	1.21
RDS/GRNDS/SEC	6	.39	.41	.32	.47	.42	.45	.35	.53
ADMINISTRATIVE	6	.94	1.01	.09	1.25	1.01	1.06	.11	1.25
TOTAL OPER EXP	6	4.76	4.35	3.62	5.20	5.13	4.80	4.25	5.29
FIXED EXPENSES	6	1.23	1.11	.94	1.53	1.32	1.22	1.15	1.57
TOTAL OPER + FIX	6	5.99	5.63	4.81	6.86	6.45	6.20	5.39	6.86
LEASING EXP	6	3.19	2.22	1.78	5.27				
TOTAL PAYROLL	6	.58	.52	.27	.86				
TOTAL CONTRACT	6	1.53	1.49	1.46	1.70				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2326	6
AVG SQFT/RETAIL TENANT	2085	5
AVG SQFT/OFFICE WORKER	195	5
AVG % OFFICE OCCUPANCY	83.3	6
AVG % RETAIL OCCUPANCY	94.7	5
AVG $ RATE YR-END RENT	15.69	6
AVG NET PRKNG INC/STALL	912.05	4
RENTABLE/GROSS SQFT	.86	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.20**	**6**
PAYROLL		
CONTRACT	.96	6
SUP/MAT/MISC	.13	6
TRASH REMOVAL	.10	6
REPR/MAINT TOTAL	**1.02**	**6**
PAYROLL	.41	5
ELEVATOR	.26	6
HVAC	.22	6
ELECTRICAL	.03	6
STRUCT/ROOF	.01	3
PLUMBING	.04	6
FIRE/LIFE SFTY	.05	5
OTHER MAINT/SUP	.13	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.21**	**6**
ELECTRICAL	.60	6
GAS		
FUEL OIL		
PURCH STEAM	.26	5
PURCH CH WTR		
COAL		
WATER/SEWER	.40	6
RDS/GNDS/SEC TOTAL	**.39**	**6**
RDS/GNDS TOTAL	.09	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	6
RDS/GNDS OTHER	.04	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	6
SEC PAYROLL		
SEC CONTRACTS	.29	6
SEC OTHER	.01	3
ADMIN TOTAL	**.94**	**6**
PAYROLL	.31	4
MGMT FEES	.48	4
PROF FEES	.02	5
GEN OFC EXP	.06	5
OTHER ADM EXP	.21	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.23**	**6**
REAL ESTATE TAX	1.04	6
BUILDING INS	.17	6
PERS PROP TAX		
OTHER TAX	.04	3
LEASING EXPENSES	**3.19**	**6**
ADV/PROMOTION	.06	4
COMMISSIONS	.04	5
PROF FEES	.56	4
TENANT ALTS	2.67	6
BUY-OUTS		
OTHER LEASING	.11	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.58**	**6**
CLEANING		
REPAIR/MAINT	.41	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.31	4
TOTAL CONTRACTS	**1.53**	**6**
CLEANING	.06	6
REPAIR/MAINT	.34	3
RDS/GROUNDS	.07	6
SECURITY	.29	6
ADMINISTRATIVE	.40	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,146,730 SQ. FT.				1,080,313 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					17.06	17.14		
RETAIL AREA	2	16.02	15.25						
OTHER AREA									
TOTAL RENT	3	18.19	18.46						
NET PARKING INC	3	1.19	1.07						
MISCELLANEOUS	3	.22	.23						
TOTAL INCOME	3	19.60	20.15						
EXPENSE									
CLEANING	3	.99	.95			1.04	.99		
REPAIR-MAINT	3	1.17	1.16			1.24	1.21		
UTILITIES	3	1.18	1.02			1.18	1.02		
RDS/GRNDS/SEC	3	.17	.13			.18	.13		
ADMINISTRATIVE	3	1.14	1.14			1.21	1.19		
TOTAL OPER EXP	3	4.65	4.69			4.94	4.98		
FIXED EXPENSES	3	1.71	1.70			1.82	1.78		
TOTAL OPER + FIX	3	6.37	6.37			6.75	6.77		
LEASING EXP	3	.94	.92						
TOTAL PAYROLL	3	.81	.96						
TOTAL CONTRACT	3	1.16	1.20						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9398	3
AVG SQFT/RETAIL TENANT	3004	3
AVG SQFT/OFFICE WORKER	292	3
AVG % OFFICE OCCUPANCY	90.5	3
AVG % RETAIL OCCUPANCY	73.5	3
AVG $ RATE YR-END RENT	21.56	3
AVG NET PRKNG INC/STALL	633.01	3
RENTABLE/GROSS SQFT	.92	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.99**	**3**
PAYROLL		
CONTRACT	.93	3
SUP/MAT/MISC	.03	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	**1.17**	**3**
PAYROLL	.40	3
ELEVATOR	.26	3
HVAC	.19	3
ELECTRICAL	.11	3
STRUCT/ROOF	.06	2
PLUMBING	.02	3
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.12	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.18**	**3**
ELECTRICAL	1.12	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	**.17**	**3**
RDS/GNDS TOTAL	.07	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	3
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.11	3
SEC PAYROLL		
SEC CONTRACTS	.11	3
SEC OTHER		
ADMIN TOTAL	**1.14**	**3**
PAYROLL	.40	3
MGMT FEES	.52	3
PROF FEES	.03	3
GEN OFC EXP	.11	3
OTHER ADM EXP	.08	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.71**	**3**
REAL ESTATE TAX	1.56	3
BUILDING INS	.12	3
PERS PROP TAX		
OTHER TAX	.04	3
LEASING EXPENSES	**.94**	**3**
ADV/PROMOTION	.05	2
COMMISSIONS	.12	3
PROF FEES	.12	2
TENANT ALTS	.88	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.81**	**3**
CLEANING		
REPAIR/MAINT	.40	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.40	3
TOTAL CONTRACTS	**1.18**	**3**
CLEANING	.93	3
REPAIR/MAINT		
RDS/GROUNDS	.06	3
SECURITY	.11	3
ADMINISTRATIVE	.55	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Seattle, WA

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	3,220,615 SQ. FT.				3,124,792 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					19.04	20.70		
RETAIL AREA	3	14.65	8.36						
OTHER AREA									
TOTAL RENT	3	19.11	20.34						
NET PARKING INC	3	1.09	1.31						
MISCELLANEOUS									
TOTAL INCOME	3	20.22	21.71						
EXPENSE									
CLEANING	3	1.26	1.27			1.28	1.30		
REPAIR-MAINT	3	1.06	.89			1.11	.90		
UTILITIES	3	.74	.69			.75	.69		
RDS/GRNDS/SEC	3	.35	.29			.36	.30		
ADMINISTRATIVE	3	.69	.61			.71	.62		
TOTAL OPER EXP	3	4.11	3.61			4.24	3.68		
FIXED EXPENSES	3	2.44	2.49			2.52	2.54		
TOTAL OPER + FIX	3	6.55	5.69			6.75	5.80		
LEASING EXP	3	.47	.51						
TOTAL PAYROLL	3	.83	.71						
TOTAL CONTRACT	3	1.64	1.14						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18626	3
AVG SQFT/RETAIL TENANT	1764	3
AVG SQFT/OFFICE WORKER	300	3
AVG % OFFICE OCCUPANCY	93.6	3
AVG % RETAIL OCCUPANCY	90.4	3
AVG $ RATE YR-END RENT	20.29	3
AVG NET PRKNG INC/STALL	1782.51	3
RENTABLE/GROSS SQFT	.86	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.26	3
PAYROLL		
CONTRACT	.90	3
SUP/MAT/MISC	.07	2
TRASH REMOVAL	.05	2
REPR/MAINT TOTAL	1.06	3
PAYROLL	.32	2
ELEVATOR	.41	3
HVAC	.08	3
ELECTRICAL	.06	3
STRUCT/ROOF	.02	3
PLUMBING	.02	3
FIRE/LIFE SFTY	.07	3
OTHER MAINT/SUP	.18	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	.74	3
ELECTRICAL	.67	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.35	3
RDS/GNDS TOTAL	.08	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	3
SEC PAYROLL		
SEC CONTRACTS	.26	3
SEC OTHER		
ADMIN TOTAL	.69	3
PAYROLL	.31	3
MGMT FEES	.27	2
PROF FEES	.03	3
GEN OFC EXP	.10	3
OTHER ADM EXP	.05	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.44	3
REAL ESTATE TAX	2.27	3
BUILDING INS	.16	3
PERS PROP TAX		
OTHER TAX	.01	3
LEASING EXPENSES	.47	3
ADV/PROMOTION	.14	2
COMMISSIONS	.02	3
PROF FEES	.04	2
TENANT ALTS	.26	3
BUY-OUTS		
OTHER LEASING	.03	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.83	3
CLEANING		
REPAIR/MAINT	.32	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.31	3
TOTAL CONTRACTS	1.64	3
CLEANING	.90	3
REPAIR/MAINT		
RDS/GROUNDS	.07	3
SECURITY	.20	3
ADMINISTRATIVE	.22	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	23 BLDS	1,023,328 SQ. FT.				1,014,805 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	22					13.22	11.45	10.56	13.67
RETAIL AREA	2	13.67	12.91						
OTHER AREA									
TOTAL RENT	22	13.20	11.69	10.30	13.67				
NET PARKING INC									
MISCELLANEOUS	4	.10	.03	.02	.15				
TOTAL INCOME	22	13.22	11.69	10.44	13.69				
EXPENSE									
CLEANING	23	.90	.85	.80	.94	.90	.85	.80	.94
REPAIR-MAINT	23	.87	.85	.55	.96	.88	.85	.62	.96
UTILITIES	23	1.50	1.40	1.03	1.96	1.51	1.40	1.03	1.96
RDS/GRNDS/SEC	23	.40	.21	.15	.38	.40	.22	.15	.38
ADMINISTRATIVE	23	.63	.51	.40	.55	.64	.51	.40	.55
TOTAL OPER EXP	23	4.31	3.80	3.51	4.26	4.34	4.06	3.51	4.63
FIXED EXPENSES	23	1.11	1.10	.75	1.25	1.12	1.10	.78	1.25
TOTAL OPER + FIX	23	5.42	4.82	4.63	5.13	5.46	5.06	4.63	5.42
LEASING EXP	21	2.26	2.25	.38	2.94				
TOTAL PAYROLL	11	.90	.37	.20	1.02				
TOTAL CONTRACT	23	1.03	.80	.68	1.14				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5262	22
AVG SQFT/RETAIL TENANT	2751	2
AVG SQFT/OFFICE WORKER	225	11
AVG % OFFICE OCCUPANCY	[illegible]	[illegible]
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	16.57	19
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.95	18

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.90	23
PAYROLL		
CONTRACT	.69	23
SUP/MAT/MISC	.14	18
TRASH REMOVAL	.10	23
REPR/MAINT TOTAL	.87	23
PAYROLL	.49	10
ELEVATOR	.08	14
HVAC	.22	23
ELECTRICAL	.05	19
STRUCT/ROOF	.06	15
PLUMBING	.02	19
FIRE/LIFE SFTY	.04	20
OTHER MAINT/SUP	.14	23

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.62	19
ELECTRICAL	1.42	19
GAS	.10	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.16	19
RDS/GNDS/SEC TOTAL	.40	23
RDS/GNDS TOTAL	.24	23
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	22
RDS/GNDS OTHER	.08	19

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	8
SEC PAYROLL		
SEC CONTRACTS	.29	5
SEC OTHER	.03	5
ADMIN TOTAL	.63	23
PAYROLL	.57	7
MGMT FEES	.42	20
PROF FEES	.16	10
GEN OFC EXP	.03	8
OTHER ADM EXP	.02	14

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.11	23
REAL ESTATE TAX	.99	23
BUILDING INS	.11	21
PERS PROP TAX		
OTHER TAX	.11	5
LEASING EXPENSES	2.26	21
ADV/PROMOTION	.06	6
COMMISSIONS	1.54	6
PROF FEES	.57	18
TENANT ALTS	1.59	17
BUY-OUTS	.04	2
OTHER LEASING	.12	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.90	11
CLEANING		
REPAIR/MAINT	.49	10
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.57	7
TOTAL CONTRACTS	1.03	23
CLEANING	.69	23
REPAIR/MAINT	.25	3
RDS/GROUNDS	.18	22
SECURITY	.29	5
ADMINISTRATIVE	.51	20

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Seattle, WA

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	209,980 SQ. FT.				201,097 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					11.26	10.56	9.45	11.24
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	11.19	10.30	9.45	11.83				
NET PARKING INC									
MISCELLANEOUS	4	.10	.03	.02	.15				
TOTAL INCOME	6	11.26	10.44	9.48	11.86				
EXPENSE									
CLEANING	6	.78	.81	.61	.86	.80	.81	.61	.86
REPAIR-MAINT	6	.89	.91	.87	.96	.92	.91	.87	.96
UTILITIES	6	1.43	1.39	1.03	1.86	1.47	1.38	1.03	1.96
RDS/GRNDS/SEC	6	.15	.15	.13	.16	.16	.15	.13	.21
ADMINISTRATIVE	6	.38	.38	.31	.40	.39	.38	.33	.51
TOTAL OPER EXP	6	3.64	3.56	3.51	3.84	3.79	3.83	3.51	4.26
FIXED EXPENSES	6	.89	.84	.80	1.12	.93	.90	.72	1.12
TOTAL OPER + FIX	6	4.53	4.66	4.14	4.79	4.72	4.78	4.63	5.10
LEASING EXP	6	1.62	1.81	.13	2.38				
TOTAL PAYROLL	2	.20	.20						
TOTAL CONTRACT	6	.68	.67	.35	.78				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2977	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	183	5
AVG % OFFICE OCCUPANCY	83.9	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.79	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.94	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.78	6
PAYROLL		
CONTRACT	.53	6
SUP/MAT/MISC	.10	6
TRASH REMOVAL	.15	6
REPR/MAINT TOTAL	.89	6
PAYROLL	.20	2
ELEVATOR	.09	4
HVAC	.38	6
ELECTRICAL	.03	6
STRUCT/ROOF	.10	4
PLUMBING	.04	6
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.24	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.43	6
ELECTRICAL	1.28	6
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.14	6
RDS/GNDS/SEC TOTAL	.15	6
RDS/GNDS TOTAL	.14	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	6
RDS/GNDS OTHER	.03	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.03	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.38	6
PAYROLL		
MGMT FEES	.34	6
PROF FEES	.02	5
GEN OFC EXP		
OTHER ADM EXP	.02	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.89	6
REAL ESTATE TAX	.78	6
BUILDING INS	.11	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.62	6
ADV/PROMOTION		
COMMISSIONS	.04	2
PROF FEES	.75	4
TENANT ALTS	1.06	6
BUY-OUTS		
OTHER LEASING	.01	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.20	2
CLEANING		
REPAIR/MAINT	.20	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.68	6
CLEANING	.53	6
REPAIR/MAINT		
RDS/GROUNDS	.12	6
SECURITY		
ADMINISTRATIVE	.36	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	229,846 SQ. FT.				229,846 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					13.02	11.76		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	13.02	11.76						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	13.02	11.76						
EXPENSE									
CLEANING	3	.94	.83			.94	.83		
REPAIR-MAINT	3	.61	.55			.61	.55		
UTILITIES	3	1.14	1.30			1.14	1.30		
RDS/GRNDS/SEC	3	.31	.23			.31	.23		
ADMINISTRATIVE	3	.52	.51			.52	.51		
TOTAL OPER EXP	3	3.52	3.38			3.52	3.38		
FIXED EXPENSES	3	1.11	1.25			1.11	1.25		
TOTAL OPER + FIX	3	4.63	4.63			4.63	4.63		
LEASING EXP	3	2.72	2.71						
TOTAL PAYROLL	2	.38	.37						
TOTAL CONTRACT	3	1.00	.91						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9560	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	298	3
AVG % OFFICE OCCUPANCY	83.2	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.04	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.94	3
PAYROLL		
CONTRACT	.74	3
SUP/MAT/MISC	.12	3
TRASH REMOVAL	.08	3
REPR/MAINT TOTAL	.61	3
PAYROLL		
ELEVATOR	.12	3
HVAC	.13	3
ELECTRICAL	.07	3
STRUCT/ROOF		
PLUMBING	.02	3
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.14	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.14	3
ELECTRICAL	1.04	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	3
RDS/GNDS/SEC TOTAL	.31	3
RDS/GNDS TOTAL	.22	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.22	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.08	3
SEC PAYROLL		
SEC CONTRACTS	.07	2
SEC OTHER	.06	2
ADMIN TOTAL	.52	3
PAYROLL		
MGMT FEES	.43	2
PROF FEES		
GEN OFC EXP	.05	3
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.11	3
REAL ESTATE TAX	.99	3
BUILDING INS	.12	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.72	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.40	3
TENANT ALTS	2.22	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.38	2
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.00	3
CLEANING	.74	3
REPAIR/MAINT		
RDS/GROUNDS	.22	3
SECURITY	.07	2
ADMINISTRATIVE	.45	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Seattle, WA

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	377,138 SQ. FT.				376,908 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					16.31	16.12		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	16.36	16.18						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	16.36	16.18						
EXPENSE									
CLEANING	3	.94	.94			.94	.94		
REPAIR-MAINT	3	1.09	.98			1.09	.98		
UTILITIES	3	2.00	2.32			2.00	2.32		
RDS/GRNDS/SEC	3	.70	.82			.70	.82		
ADMINISTRATIVE	3	.54	.58			.54	.58		
TOTAL OPER EXP	3	5.27	5.42			5.27	5.42		
FIXED EXPENSES	3	1.29	1.21			1.29	1.21		
TOTAL OPER + FIX	3	6.56	6.63			6.56	6.63		
LEASING EXP									
TOTAL PAYROLL	3	1.11	.87						
TOTAL CONTRACT	3	1.39	1.37						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	94227	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	218	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.94	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.94	3
PAYROLL		
CONTRACT	.75	3
SUP/MAT/MISC	.17	2
TRASH REMOVAL	.09	3
REPR/MAINT TOTAL	1.09	3
PAYROLL	.62	3
ELEVATOR	.05	3
HVAC	.18	3
ELECTRICAL	.05	3
STRUCT/ROOF	.02	3
PLUMBING	.02	3
FIRE/LIFE SFTY	.06	2
OTHER MAINT/SUP	.10	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.00	3
ELECTRICAL	1.72	3
GAS	.11	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.22	3
RDS/GNDS/SEC TOTAL	.70	3
RDS/GNDS TOTAL	.32	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.20	2
RDS/GNDS OTHER	.06	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	3
SEC PAYROLL		
SEC CONTRACTS	.43	2
SEC OTHER	.01	2
ADMIN TOTAL	.54	3
PAYROLL	.48	2
MGMT FEES		
PROF FEES		
GEN OFC EXP	.02	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.29	3
REAL ESTATE TAX	1.19	3
BUILDING INS	.12	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.11	3
CLEANING		
REPAIR/MAINT	.62	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.48	2
TOTAL CONTRACTS	1.39	3
CLEANING	.75	3
REPAIR/MAINT	.26	2
RDS/GROUNDS	.29	2
SECURITY	.43	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Shreveport, LA

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	14 BLDS	1,039,386 SQ. FT.				985,310 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	14					7.03	6.94	5.06	9.12
RETAIL AREA	3	4.56	4.07						
OTHER AREA									
TOTAL RENT	14	6.78	7.20	5.13	9.14				
NET PARKING INC	10	.55	.59	.13	1.18				
MISCELLANEOUS	6	1.48	.08	.01	.36				
TOTAL INCOME	14	8.49	7.20	5.46	12.07				
EXPENSE									
CLEANING	14	.61	.51	.45	.67	.63	.52	.49	.70
REPAIR-MAINT	14	1.03	1.03	.73	1.36	1.08	1.09	.73	1.54
UTILITIES	14	1.32	1.03	.98	1.42	1.35	1.07	1.03	1.42
RDS/GRNDS/SEC	14	.21	.12	.03	.24	.22	.13	.03	.28
ADMINISTRATIVE	14	.66	.60	.48	.80	.70	.63	.48	.85
TOTAL OPER EXP	14	3.82	3.33	3.23	3.89	4.03	3.63	3.41	3.89
FIXED EXPENSES	14	.93	.58	.44	.99	.98	.60	.44	1.05
TOTAL OPER + FIX	14	4.75	4.35	3.60	4.73	5.01	4.40	3.74	5.35
LEASING EXP	13	.99	.23	.06	.42				
TOTAL PAYROLL	14	.73	.52	.34	.92				
TOTAL CONTRACT	14	.88	.45	.35	.92				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2919	14
AVG SQFT/RETAIL TENANT	1535	5
AVG SQFT/OFFICE WORKER	331	14
AVG % OFFICE OCCUPANCY	78.8	14
AVG % RETAIL OCCUPANCY	69.5	5
AVG $ RATE YR-END RENT	9.18	14
AVG NET PRKNG INC/STALL	364.56	3
RENTABLE/GROSS SQFT	.86	13

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.61	14
PAYROLL	.18	6
CONTRACT	.54	9
SUP/MAT/MISC	.02	13
TRASH REMOVAL	.03	13
REPR/MAINT TOTAL	1.03	14
PAYROLL	.42	14
ELEVATOR	.20	9
HVAC	.18	14
ELECTRICAL	.05	14
STRUCT/ROOF	.02	6
PLUMBING	.02	14
FIRE/LIFE SFTY	.03	5
OTHER MAINT/SUP	.14	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.31	14
ELECTRICAL	1.18	14
GAS	.08	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	10
RDS/GNDS/SEC TOTAL	.21	14
RDS/GNDS TOTAL	.03	11
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	7
RDS/GNDS OTHER	.02	10

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.19	14
SEC PAYROLL		
SEC CONTRACTS	.21	9
SEC OTHER	.06	6
ADMIN TOTAL	.66	14
PAYROLL	.30	5
MGMT FEES	.29	12
PROF FEES	.09	12
GEN OFC EXP	.05	14
OTHER ADM EXP	.07	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.93	14
REAL ESTATE TAX	.81	14
BUILDING INS	.13	12
PERS PROP TAX	.02	3
OTHER TAX	.02	9
LEASING EXPENSES	.99	13
ADV/PROMOTION	.04	13
COMMISSIONS	.16	6
PROF FEES	.16	7
TENANT ALTS	.76	9
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.73	14
CLEANING	.18	6
REPAIR/MAINT	.42	14
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.30	5
TOTAL CONTRACTS	.88	14
CLEANING	.54	9
REPAIR/MAINT	.24	4
RDS/GROUNDS	.04	7
SECURITY	.21	9
ADMINISTRATIVE	.32	13

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Shreveport, LA

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	76,323 SQ. FT.				74,828 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					9.63	9.46	6.94	12.45
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	9.67	9.71	7.20	12.45				
NET PARKING INC	2	1.19	1.19						
MISCELLANEOUS									
TOTAL INCOME	4	10.25	10.31	7.20	13.64				
EXPENSE									
CLEANING	4	.52	.51	.47	.55	.53	.52	.50	.55
REPAIR-MAINT	4	1.29	1.34	1.03	1.50	1.32	1.43	1.03	1.59
UTILITIES	4	1.12	1.00	.91	1.22	1.14	1.00	.96	1.22
RDS/GRNDS/SEC	4	.04	.03	.02	.06	.04	.03	.02	.07
ADMINISTRATIVE	4	.45	.46	.35	.60	.46	.49	.35	.63
TOTAL OPER EXP	4	3.42	3.40	2.99	3.73	3.46	3.62	3.16	3.77
FIXED EXPENSES	4	.77	.77	.53	1.20	.79	.77	.53	1.30
TOTAL OPER + FIX	4	4.19	4.40	3.85	4.60	4.27	4.40	3.85	4.92
LEASING EXP	4	.24	.24	.14	.38				
TOTAL PAYROLL	4	.30	.33	.29	.34				
TOTAL CONTRACT	4	.41	.38	.36	.45				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3583	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	224	4
AVG % OFFICE OCCUPANCY	95.8	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	8.07	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	1.00	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.52	4
PAYROLL		
CONTRACT	.41	4
SUP/MAT/MISC	.04	4
TRASH REMOVAL	.07	4
REPR/MAINT TOTAL	1.29	4
PAYROLL	.30	4
ELEVATOR	.09	4
HVAC	.30	4
ELECTRICAL	.01	4
STRUCT/ROOF	.04	4
PLUMBING	.01	4
FIRE/LIFE SFTY	.11	2
OTHER MAINT/SUP	.47	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.12	4
ELECTRICAL	1.12	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.04	4
RDS/GNDS TOTAL	.01	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.01	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.03	4
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER	.03	4
ADMIN TOTAL	.45	4
PAYROLL		
MGMT FEES	.31	4
PROF FEES	.10	4
GEN OFC EXP	.02	4
OTHER ADM EXP	.01	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.77	4
REAL ESTATE TAX	.60	4
BUILDING INS	.22	3
PERS PROP TAX		
OTHER TAX	.01	3
LEASING EXPENSES	.24	4
ADV/PROMOTION	.02	4
COMMISSIONS		
PROF FEES	.20	3
TENANT ALTS	.06	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.30	4
CLEANING		
REPAIR/MAINT	.30	4
RDS/GROUNDS	–	
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.41	4
CLEANING	.41	4
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.41	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	514,006 SQ. FT.				[illegible]1,863 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					6.00	5.06		
RETAIL AREA	2	4.01	4.02						
OTHER AREA									
TOTAL RENT	3	5.95	5.13						
NET PARKING INC									
MISCELLANEOUS	3	.19	.14						
TOTAL INCOME	3	6.32	5.48						
EXPENSE									
CLEANING	3	.59	.48			.60	.48		
REPAIR-MAINT	3	1.28	1.07			1.33	1.11		
UTILITIES	3	1.47	1.06			1.50	1.10		
RDS/GRNDS/SEC	3	.23	.15			.24	.15		
ADMINISTRATIVE	3	.55	.51			.58	.53		
TOTAL OPER EXP	3	4.12	3.27			4.31	3.41		
FIXED EXPENSES	3	.99	.33			1.04	.35		
TOTAL OPER + FIX	3	5.11	3.60			5.34	3.74		
LEASING EXP	2	.07	.06						
TOTAL PAYROLL	3	1.06	.92						
TOTAL CONTRACT	3	.89	.64						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1967	3
AVG SQFT/RETAIL TENANT	1185	2
AVG SQFT/OFFICE WORKER	309	3
AVG % OFFICE OCCUPANCY	71.2	3
AVG % RETAIL OCCUPANCY	69.2	2
AVG $ RATE YR-END RENT	7.87	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.80	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.59	3
PAYROLL		
CONTRACT	.52	3
SUP/MAT/MISC	.02	3
TRASH REMOVAL	.02	2
REPR/MAINT TOTAL	1.28	3
PAYROLL	.66	3
ELEVATOR	.24	3
HVAC	.12	3
ELECTRICAL	.07	3
STRUCT/ROOF		
PLUMBING	.03	3
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.11	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.47	3
ELECTRICAL	1.37	3
GAS	.10	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	.23	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	3
SEC PAYROLL		
SEC CONTRACTS	.26	2
SEC OTHER		
ADMIN TOTAL	.55	3
PAYROLL	.34	3
MGMT FEES		
PROF FEES	.03	2
GEN OFC EXP	.05	3
OTHER ADM EXP	.11	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.99	3
REAL ESTATE TAX	.93	3
BUILDING INS	.07	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.07	2
ADV/PROMOTION	.02	2
COMMISSIONS		
PROF FEES	.05	2
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.06	3
CLEANING		
REPAIR/MAINT	.66	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.34	3
TOTAL CONTRACTS	.89	3
CLEANING	.52	3
REPAIR/MAINT	.28	2
RDS/GROUNDS		
SECURITY	.26	2
ADMINISTRATIVE	.12	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

South Bend, IN

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	292,461 SQ. FT.				292,461 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					8.10	10.05		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	8.10	10.05						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	8.18	10.09						
EXPENSE									
CLEANING	3	.47	.49			.47	.49		
REPAIR-MAINT	3	1.11	1.03			1.11	1.03		
UTILITIES	3	1.30	1.70			1.30	1.70		
RDS/GRNDS/SEC	3	.09	.11			.09	.11		
ADMINISTRATIVE	3	.61	.50			.61	.50		
TOTAL OPER EXP	3	3.58	3.95			3.58	3.95		
FIXED EXPENSES	3	1.72	2.04			1.72	2.04		
TOTAL OPER+FIX	3	5.30	6.37			5.30	6.37		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	2	.73	1.00						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10725	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	91.7	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.90	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.57	2
PAYROLL		
CONTRACT	.44	2
SUP/MAT/MISC		
TRASH REMOVAL	.04	2
REPR/MAINT TOTAL	.96	2
PAYROLL		
ELEVATOR	.07	2
HVAC	.14	2
ELECTRICAL	.02	2
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.15	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	.86	2
ELECTRICAL	.72	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	2
RDS/GNDS/SEC TOTAL	.07	2
RDS/GNDS TOTAL	.07	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	2
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.76	2
PAYROLL		
MGMT FEES	.32	2
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.08	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.78	2
REAL ESTATE TAX	.66	2
BUILDING INS	.10	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.73	2
CLEANING	.44	2
REPAIR/MAINT		
RDS/GROUNDS	.06	2
SECURITY		
ADMINISTRATIVE	.42	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Spokane, WA

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,467,630 SQ. FT.				1,323,473 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	7					15.86	11.93	9.39	14.72
RETAIL AREA	5	10.00	9.64	7.20	12.71				
OTHER AREA	2	2.77	2.77						
TOTAL RENT	7	14.79	10.37	7.31	14.88				
NET PARKING INC	5	.60	.47	.24	.82				
MISCELLANEOUS	5	.10	.04	.02	.10				
TOTAL INCOME	7	15.90	12.15	9.19	14.89				
EXPENSE									
CLEANING	8	1.01	1.01	.84	1.07	1.05	1.07	.98	1.11
REPAIR-MAINT	8	.95	.86	.76	1.14	1.02	1.07	.88	1.26
UTILITIES	8	1.23	1.40	1.05	1.50	1.26	1.40	1.05	1.61
RDS/GRNDS/SEC	8	.34	.15	.09	.40	.38	.18	.10	.49
ADMINISTRATIVE	8	.68	.53	.37	.64	.75	.63	.45	.72
TOTAL OPER EXP	8	4.20	4.26	3.71	4.47	4.86	5.31	3.73	5.40
FIXED EXPENSES	8	1.41	1.08	.85	1.27	1.56	1.32	1.03	1.43
TOTAL OPER+FIX	8	5.61	5.32	4.98	5.58	6.23	6.19	5.39	6.72
LEASING EXP	8	.51	.23	.14	.92				
TOTAL PAYROLL	8	.26	.24	.18	.44				
TOTAL CONTRACT	8	1.32	1.20	.80	1.45				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3817	8
AVG SQFT/RETAIL TENANT	2061	6
AVG SQFT/OFFICE WORKER	288	5
AVG % OFFICE OCCUPANCY	89.2	8
AVG % RETAIL OCCUPANCY	95.0	6
AVG $ RATE YR-END RENT	14.36	6
AVG NET PRKNG INC/STALL	1089.89	4
RENTABLE/GROSS SQFT	.88	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.01	8
PAYROLL		
CONTRACT	.91	8
SUP/MAT/MISC	.10	4
TRASH REMOVAL	.07	6
REPR/MAINT TOTAL	.95	8
PAYROLL	.35	6
ELEVATOR	.24	8
HVAC	.17	8
ELECTRICAL	.07	6
STRUCT/ROOF	.02	4
PLUMBING	.02	6
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.25	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.46	8
ELECTRICAL	1.31	8
GAS	.13	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	6
RDS/GNDS/SEC TOTAL	.34	8
RDS/GNDS TOTAL	.05	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	5
RDS/GNDS OTHER	.02	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	7
SEC PAYROLL		
SEC CONTRACTS	.30	7
SEC OTHER		
ADMIN TOTAL	.68	8
PAYROLL	.09	3
MGMT FEES	.49	7
PROF FEES	.01	5
GEN OFC EXP	.18	6
OTHER ADM EXP	.11	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.41	8
REAL ESTATE TAX	1.30	8
BUILDING INS	.11	8
PERS PROP TAX		
OTHER TAX	.01	5
LEASING EXPENSES	.51	8
ADV/PROMOTION	.06	4
COMMISSIONS	.12	3
PROF FEES	.18	5
TENANT ALTS	.77	4
BUY-OUTS		
OTHER LEASING	.01	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.26	8
CLEANING		
REPAIR/MAINT	.35	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.09	3
TOTAL CONTRACTS	1.32	8
CLEANING	.91	8
REPAIR/MAINT		
RDS/GROUNDS	.07	5
SECURITY	.30	7
ADMINISTRATIVE	.43	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Spokane, WA

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	754,209 SQ. FT.				619,607 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					10.91	11.63		
RETAIL AREA	3	10.04	9.64						
OTHER AREA	2	2.77	2.77						
TOTAL RENT	3	9.36	8.88						
NET PARKING INC	2	.58	.61						
MISCELLANEOUS	2	.03	.03						
TOTAL INCOME	3	11.04	11.48						
EXPENSE									
CLEANING	4	1.02	1.04	.93	1.10	1.09	1.11	.99	1.20
REPAIR-MAINT	4	1.18	1.14	.99	1.33	1.33	1.26	1.15	1.48
UTILITIES	4	1.53	1.50	1.41	1.68	1.60	1.61	1.50	1.72
RDS/GRNDS/SEC	4	.24	.26	.09	.40	.30	.32	.11	.51
ADMINISTRATIVE	4	.49	.52	.37	.62	.59	.64	.48	.72
TOTAL OPER EXP	4	4.46	4.47	4.35	4.56	5.42	5.40	5.32	5.56
FIXED EXPENSES	4	.97	1.07	.85	1.11	1.18	1.32	1.03	1.39
TOTAL OPER+FIX	4	5.42	5.44	5.30	5.58	6.60	6.72	6.35	6.94
LEASING EXP	4	.78	.66	.14	1.50				
TOTAL PAYROLL	4	.41	.37	.24	.58				
TOTAL CONTRACT	4	1.30	1.31	1.02	1.60				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3929	4
AVG SQFT/RETAIL TENANT	2580	4
AVG SQFT/OFFICE WORKER	279	3
AVG % OFFICE OCCUPANCY	93.2	4
AVG % RETAIL OCCUPANCY	96.2	4
AVG $ RATE YR-END RENT	14.70	4
AVG NET PRKNG INC/STALL	658.05	2
RENTABLE/GROSS SQFT	.80	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.02	4
PAYROLL		
CONTRACT	.91	4
SUP/MAT/MISC	.10	2
TRASH REMOVAL	.05	4
REPR/MAINT TOTAL	1.18	4
PAYROLL	.38	4
ELEVATOR	.21	4
HVAC	.20	4
ELECTRICAL	.07	4
STRUCT/ROOF	.02	4
PLUMBING	.03	4
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.25	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.53	4
ELECTRICAL	1.37	4
GAS	.14	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	.24	4
RDS/GNDS TOTAL	.03	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	2
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	4
SEC PAYROLL		
SEC CONTRACTS	.22	4
SEC OTHER		
ADMIN TOTAL	.49	4
PAYROLL		
MGMT FEES	.41	3
PROF FEES	.02	3
GEN OFC EXP	.07	3
OTHER ADM EXP	.13	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.97	4
REAL ESTATE TAX	.82	4
BUILDING INS	.14	4
PERS PROP TAX		
OTHER TAX	.01	4
LEASING EXPENSES	.78	4
ADV/PROMOTION	.04	2
COMMISSIONS		
PROF FEES	.22	3
TENANT ALTS	.78	3
BUY-OUTS		
OTHER LEASING	.01	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.41	4
CLEANING		
REPAIR/MAINT	.38	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.30	4
CLEANING	.91	4
REPAIR/MAINT		
RDS/GROUNDS	.04	2
SECURITY	.22	4
ADMINISTRATIVE	.31	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

St. Louis, MO

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS	5,616,955 SQ. FT.				5,458,157 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	15					12.79	11.75	9.24	13.27
RETAIL AREA	8	9.72	10.10	6.69	14.30				
OTHER AREA	2	3.89	3.46						
TOTAL RENT	15	12.66	11.75	9.23	13.27				
NET PARKING INC	10	.50	.41	.35	.73				
MISCELLANEOUS	13	.26	.06	.05	.17				
TOTAL INCOME	15	13.37	11.85	9.28	14.61				
EXPENSE									
CLEANING	17	1.00	.90	.65	1.13	1.02	.90	.68	1.14
REPAIR-MAINT	16	1.51	.96	.72	1.39	1.54	.98	.79	1.40
UTILITIES	17	1.96	1.90	1.47	2.28	1.96	1.90	1.63	2.28
RDS/GRNDS/SEC	17	.37	.27	.15	.40	.38	.28	.16	.41
ADMINISTRATIVE	17	.57	.56	.40	.76	.59	.56	.41	.78
TOTAL OPER EXP	16	5.41	4.95	4.15	5.94	5.57	5.05	4.29	5.98
FIXED EXPENSES	17	.63	.46	.24	1.11	.64	.49	.25	1.12
TOTAL OPER+FIX	16	6.03	5.56	4.43	6.63	6.20	5.96	4.53	6.67
LEASING EXP	10	.73	.31	.10	.73				
TOTAL PAYROLL	15	.58	.52	.22	.60				
TOTAL CONTRACT	17	1.34	1.14	.68	1.42				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18609	12
AVG SQFT/RETAIL TENANT	2643	6
AVG SQFT/OFFICE WORKER	286	13
AVG % OFFICE OCCUPANCY	89.5	16
AVG % RETAIL OCCUPANCY	80.6	6
AVG $ RATE YR-END RENT	15.32	10
AVG NET PRKNG INC/STALL	1004.13	9
RENTABLE/GROSS SQFT	.85	13

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.99	16
PAYROLL		
CONTRACT	.82	16
SUP/MAT/MISC	.13	12
TRASH REMOVAL	.06	16
REPR/MAINT TOTAL	1.51	16
PAYROLL	.38	12
ELEVATOR	.26	16
HVAC	.61	16
ELECTRICAL	.06	12
STRUCT/ROOF	.07	10
PLUMBING	.04	10
FIRE/LIFE SFTY	.01	11
OTHER MAINT/SUP	.25	16

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.96	15
ELECTRICAL	1.73	14
GAS	1.05	3
FUEL OIL		
PURCH STEAM	.20	8
PURCH CH WTR		
COAL		
WATER/SEWER	.07	15
RDS/GNDS/SEC TOTAL	.37	17
RDS/GNDS TOTAL	.07	13
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	11
RDS/GNDS OTHER	.01	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.32	16
SEC PAYROLL	.16	2
SEC CONTRACTS	.29	16
SEC OTHER		
ADMIN TOTAL	.57	17
PAYROLL	.26	11
MGMT FEES	.29	16
PROF FEES	.06	9
GEN OFC EXP	.03	13
OTHER ADM EXP	.05	12

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.63	17
REAL ESTATE TAX	.51	17
BUILDING INS	.15	14
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.73	10
ADV/PROMOTION	.01	9
COMMISSIONS	.02	5
PROF FEES	.26	6
TENANT ALTS	.64	8
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.58	15
CLEANING		
REPAIR/MAINT	.38	12
RDS/GROUNDS		
SECURITY	.16	2
ADMINISTRATIVE	.26	11
TOTAL CONTRACTS	1.34	17
CLEANING	.82	16
REPAIR/MAINT	.47	6
RDS/GROUNDS	.06	11
SECURITY	.29	16
ADMINISTRATIVE	.34	16

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

St. Louis, MO

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	442,363 SQ. FT.				423,919 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					9.13	9.49	7.83	10.65
RETAIL AREA	2	9.09	7.88						
OTHER AREA									
TOTAL RENT	5	9.02	9.49	7.69	10.72				
NET PARKING INC									
MISCELLANEOUS	4	.06	.08	.04	.09				
TOTAL INCOME	5	9.10	9.57	7.69	10.90				
EXPENSE									
CLEANING	6	.92	.76	.60	.92	.95	.76	.63	.92
REPAIR-MAINT	6	.92	.72	.71	.93	.95	.79	.71	.98
UTILITIES	6	2.03	1.85	1.62	2.07	2.09	1.85	1.69	2.07
RDS/GRNDS/SEC	6	.26	.16	.02	.30	.27	.17	.02	.30
ADMINISTRATIVE	6	.50	.49	.40	.56	.52	.50	.42	.56
TOTAL OPER EXP	6	4.62	4.15	3.71	4.51	4.83	4.29	3.84	5.31
FIXED EXPENSES	6	.33	.28	.24	.46	.34	.28	.25	.46
TOTAL OPER+FIX	6	4.95	4.43	4.10	5.06	5.17	4.53	4.16	5.96
LEASING EXP	2	.21	.20						
TOTAL PAYROLL	5	.28	.22	.08	.43				
TOTAL CONTRACT	6	.87	.81	.58	1.14				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10862	5
AVG SQFT/RETAIL TENANT	3276	2
AVG SQFT/OFFICE WORKER	237	4
AVG % OFFICE OCCUPANCY	84.9	6
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	14.73	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.81	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	5
PAYROLL		
CONTRACT	.66	5
SUP/MAT/MISC	.04	3
TRASH REMOVAL	.04	5
REPR/MAINT TOTAL	.92	6
PAYROLL	.34	4
ELEVATOR	.08	6
HVAC	.25	6
ELECTRICAL	.05	5
STRUCT/ROOF	.10	4
PLUMBING	.02	3
FIRE/LIFE SFTY	.01	5
OTHER MAINT/SUP	.23	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.02	5
ELECTRICAL	1.71	5
GAS		
FUEL OIL		
PURCH STEAM	.37	3
PURCH CH WTR		
COAL		
WATER/SEWER	.07	5
RDS/GNDS/SEC TOTAL	.26	6
RDS/GNDS TOTAL	.07	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	3
RDS/GNDS OTHER	.01	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	5
SEC PAYROLL		
SEC CONTRACTS	.24	5
SEC OTHER		
ADMIN TOTAL	.50	6
PAYROLL		
MGMT FEES	.37	6
PROF FEES		
GEN OFC EXP	.05	4
OTHER ADM EXP	.17	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.33	6
REAL ESTATE TAX	.27	6
BUILDING INS	.06	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.21	2
ADV/PROMOTION	.01	2
COMMISSIONS		
PROF FEES	.03	2
TENANT ALTS	.17	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.28	5
CLEANING		
REPAIR/MAINT	.34	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.87	6
CLEANING	.66	5
REPAIR/MAINT	.14	2
RDS/GROUNDS	.11	3
SECURITY	.24	5
ADMINISTRATIVE	.37	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	672,600 SQ. FT.				647,699 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					15.91	15.28		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	15.82	15.14						
NET PARKING INC	3	1.07	.99						
MISCELLANEOUS	3	.38	.08						
TOTAL INCOME	3	17.26	16.17						
EXPENSE									
CLEANING	3	.99	.90			1.00	.90		
REPAIR-MAINT	3	.85	.90			.85	.90		
UTILITIES	3	2.33	2.18			2.33	2.18		
RDS/GRNDS/SEC	3	.32	.35			.32	.35		
ADMINISTRATIVE	3	.99	.99			.99	.99		
TOTAL OPER EXP	3	5.48	4.90			5.52	4.90		
FIXED EXPENSES	3	.74	.97			.75	.98		
TOTAL OPER+FIX	3	6.22	5.86			6.27	5.96		
LEASING EXP									
TOTAL PAYROLL	2	.63	.62						
TOTAL CONTRACT	3	1.25	1.24						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	300	2
AVG % OFFICE OCCUPANCY	93.6	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL	945.05	3
RENTABLE/GROSS SQFT	.93	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.99	3
PAYROLL		
CONTRACT	.86	3
SUP/MAT/MISC	.07	3
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	.85	3
PAYROLL	.34	2
ELEVATOR	.21	3
HVAC	.20	3
ELECTRICAL	.06	2
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.13	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.33	3
ELECTRICAL	2.11	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	3
RDS/GNDS/SEC TOTAL	.32	3
RDS/GNDS TOTAL	.05	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	3
SEC PAYROLL		
SEC CONTRACTS	.23	3
SEC OTHER		
ADMIN TOTAL	.99	3
PAYROLL	.21	2
MGMT FEES	.63	3
PROF FEES		
GEN OFC EXP	.03	2
OTHER ADM EXP	.09	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.74	3
REAL ESTATE TAX	.62	3
BUILDING INS	.12	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.63	2
CLEANING		
REPAIR/MAINT	.34	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.21	2
TOTAL CONTRACTS	1.25	3
CLEANING	.86	3
REPAIR/MAINT		
RDS/GROUNDS	.05	2
SECURITY	.23	3
ADMINISTRATIVE	.70	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

St. Louis, MO

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,166,455 SQ. FT.				1,161,008 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					11.92	12.90		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	11.93	12.90						
NET PARKING INC	3	.39	.38						
MISCELLANEOUS	3	.55	.20						
TOTAL INCOME	3	12.88	13.54						
EXPENSE									
CLEANING	3	1.01	1.02			1.01	1.02		
REPAIR-MAINT	3	1.30	1.21			1.30	1.22		
UTILITIES	3	2.54	2.12			2.54	2.12		
RDS/GRNDS/SEC	3	.23	.19			.23	.19		
ADMINISTRATIVE	3	.72	.74			.72	.74		
TOTAL OPER EXP	3	5.79	5.08			5.82	5.08		
FIXED EXPENSES	3	.81	.88			.82	.89		
TOTAL OPER+FIX	3	6.60	6.22			6.64	6.26		
LEASING EXP	3	1.43	1.33						
TOTAL PAYROLL	3	.54	.59						
TOTAL CONTRACT	3	.91	1.08						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11678	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	239	3
AVG % OFFICE OCCUPANCY	82.5	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.09	2
AVG NET PRKNG INC/STALL	917.47	2
RENTABLE/GROSS SQFT	.80	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.01**	**3**
PAYROLL		
CONTRACT	.70	3
SUP/MAT/MISC	.22	3
TRASH REMOVAL	.09	3
REPR/MAINT TOTAL	**1.30**	**3**
PAYROLL	.31	3
ELEVATOR	.21	3
HVAC	.23	3
ELECTRICAL	.05	2
STRUCT/ROOF	.01	2
PLUMBING	.06	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.45	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.54**	**3**
ELECTRICAL	2.78	2
GAS	2.70	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	3
RDS/GNDS/SEC TOTAL	**.23**	**3**
RDS/GNDS TOTAL	.04	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER		

DETAIL	AVERAGE	BLDS
SECURITY TOTAL	.20	3
SEC PAYROLL		
SEC CONTRACTS	.20	3
SEC OTHER		
ADMIN TOTAL	**.72**	**3**
PAYROLL	.23	3
MGMT FEES	.31	3
PROF FEES	.09	3
GEN OFC EXP	.02	2
OTHER ADM EXP	.07	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.81**	**3**
REAL ESTATE TAX	.65	3
BUILDING INS	.16	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.43**	**3**
ADV/PROMOTION	.02	3
COMMISSIONS		
PROF FEES	.54	2
TENANT ALTS	1.34	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.54**	**3**
CLEANING		
REPAIR/MAINT	.31	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.23	3
TOTAL CONTRACTS	**.91**	**3**
CLEANING	.70	3
REPAIR/MAINT		
RDS/GROUNDS	.02	2
SECURITY	.20	3
ADMINISTRATIVE	.40	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	3,301,016 SQ. FT.				3,171,022 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					13.11	12.31		
RETAIL AREA	4	9.50	11.21	7.08	14.30				
OTHER AREA									
TOTAL RENT	3	12.85	12.42						
NET PARKING INC	3	.38	.35						
MISCELLANEOUS	3	.09	.10						
TOTAL INCOME	3	13.32	13.19						
EXPENSE									
CLEANING	4	1.02	1.02	.74	1.18	1.04	1.03	.78	1.18
REPAIR-MAINT	4	1.79	1.60	1.03	2.21	1.85	1.61	1.10	2.23
UTILITIES	4	1.67	1.52	1.12	2.14	1.67	1.52	1.12	2.14
RDS/GRNDS/SEC	4	.44	.41	.19	.61	.45	.41	.20	.62
ADMINISTRATIVE	4	.44	.41	.32	.54	.46	.44	.35	.54
TOTAL OPER EXP	4	5.36	5.30	4.03	6.04	5.58	5.33	4.38	6.08
FIXED EXPENSES	4	.57	.75	.22	1.11	.59	.79	.27	1.12
TOTAL OPER+FIX	4	5.93	6.40	4.78	6.63	6.17	6.45	5.17	6.67
LEASING EXP	3	.45	.35						
TOTAL PAYROLL	4	.59	.53	.51	.71				
TOTAL CONTRACT	4	1.59	1.57	1.16	1.95				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	36504	3
AVG SQFT/RETAIL TENANT	2623	3
AVG SQFT/OFFICE WORKER	310	4
AVG % OFFICE OCCUPANCY	92.4	4
AVG % RETAIL OCCUPANCY	76.9	4
AVG $ RATE YR-END RENT	14.77	3
AVG NET PRKNG INC/STALL	1122.79	3
RENTABLE/GROSS SQFT	.85	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.02**	**4**
PAYROLL		
CONTRACT	.88	4
SUP/MAT/MISC	.11	3
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	**1.79**	**4**
PAYROLL	.44	3
ELEVATOR	.31	4
HVAC	.87	4
ELECTRICAL	.06	3
STRUCT/ROOF	.09	3
PLUMBING	.05	3
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.21	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.67**	**4**
ELECTRICAL	1.40	4
GAS		
FUEL OIL		
PURCH STEAM	.21	3
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	**.44**	**4**
RDS/GNDS TOTAL	.06	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	3
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	4
SEC PAYROLL		
SEC CONTRACTS	.34	4
SEC OTHER		
ADMIN TOTAL	**.45**	**4**
PAYROLL	.29	4
MGMT FEES	.16	3
PROF FEES	.03	3
GEN OFC EXP	.03	4
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.57**	**4**
REAL ESTATE TAX	.46	4
BUILDING INS	.17	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.45**	**3**
ADV/PROMOTION	.01	2
COMMISSIONS	.01	2
PROF FEES	.10	2
TENANT ALTS	.38	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.59**	**4**
CLEANING		
REPAIR/MAINT	.44	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.29	4
TOTAL CONTRACTS	**1.59**	**4**
CLEANING	.88	4
REPAIR/MAINT	.50	3
RDS/GROUNDS	.07	3
SECURITY	.34	4
ADMINISTRATIVE	.19	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

St. Louis, MO

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	74 BLDS	5,992,864 SQ. FT.				5,534,374 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	74					12.47	11.88	9.99	14.22
RETAIL AREA									
OTHER AREA									
TOTAL RENT	74	12.36	11.80	9.99	14.15				
NET PARKING INC	15	1.09	.76	.05	1.69				
MISCELLANEOUS	51	.27	.08	.03	.43				
TOTAL INCOME	74	13.01	12.33	10.21	15.01				
EXPENSE									
CLEANING	71	.81	.80	.67	.89	.81	.80	.67	.89
REPAIR-MAINT	72	.79	.65	.48	.88	.79	.65	.48	.88
UTILITIES	70	1.83	1.66	1.40	2.01	1.83	1.66	1.40	2.01
RDS/GRNDS/SEC	74	.28	.28	.15	.40	.28	.28	.15	.40
ADMINISTRATIVE	74	.75	.59	.48	.80	.75	.59	.48	.81
TOTAL OPER EXP	70	4.47	4.15	3.55	4.77	4.52	4.15	3.55	4.84
FIXED EXPENSES	73	1.83	1.82	1.59	2.09	1.85	1.82	1.59	2.11
TOTAL OPER + FIX	69	6.28	5.87	5.34	6.67	6.35	5.87	5.34	6.71
LEASING EXP	62	1.17	.56	.10	1.54				
TOTAL PAYROLL	69	.39	.33	.23	.43				
TOTAL CONTRACT	73	.97	.91	.69	1.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6309	59
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	272	41
AVG % OFFICE OCCUPANCY	86.7	67
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.52	54
AVG NET PRKNG INC/STALL	483.42	11
RENTABLE/GROSS SQFT	.93	24

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.81**	**71**
PAYROLL	.20	9
CONTRACT	.68	66
SUP/MAT/MISC	.07	55
TRASH REMOVAL	.05	70
REPR/MAINT TOTAL	**.79**	**70**
PAYROLL	.24	60
ELEVATOR	.11	55
HVAC	.18	70
ELECTRICAL	.05	54
STRUCT/ROOF	.04	31
PLUMBING	.02	47
FIRE/LIFE SFTY	.03	37
OTHER MAINT/SUP	.21	69

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.82**	**70**
ELECTRICAL	1.68	73
GAS	.37	12
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.05	4
COAL		
WATER/SEWER	.08	70
RDS/GNDS/SEC TOTAL	**.28**	**74**
RDS/GNDS TOTAL	.22	74
RDS/GNDS PAYRL	.08	11
RDS/GNDS CONTR	.19	65
RDS/GNDS OTHER	.08	48

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.09	44
SEC PAYROLL		
SEC CONTRACTS	.09	42
SEC OTHER	.01	6
ADMIN TOTAL	**.75**	**74**
PAYROLL	.19	33
MGMT FEES	.49	72
PROF FEES	.10	41
GEN OFC EXP	.05	40
OTHER ADM EXP	.07	51

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.83**	**73**
REAL ESTATE TAX	1.69	73
BUILDING INS	.13	72
PERS PROP TAX	.42	10
OTHER TAX	.05	18
LEASING EXPENSES	**1.17**	**62**
ADV/PROMOTION	.04	49
COMMISSIONS	.06	14
PROF FEES	.34	42
TENANT ALTS	1.10	41
BUY-OUTS	.63	2
OTHER LEASING	.23	20

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.39**	**69**
CLEANING	.20	9
REPAIR/MAINT	.24	60
RDS/GROUNDS	.06	11
SECURITY		
ADMINISTRATIVE	.19	33
TOTAL CONTRACTS	**.97**	**73**
CLEANING	.68	68
REPAIR/MAINT	.20	28
RDS/GROUNDS	.19	65
SECURITY	.09	42
ADMINISTRATIVE	.55	72

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	25 BLDS	794,206 SQ. FT.				794,206 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	25					10.54	10.64	9.14	12.88
RETAIL AREA									
OTHER AREA									
TOTAL RENT	25	10.55	10.64	9.14	12.88				
NET PARKING INC									
MISCELLANEOUS	14	.30	.07	.03	.71				
TOTAL INCOME	25	10.73	10.64	9.42	12.88				
EXPENSE									
CLEANING	23	.74	.83	.64	.89	.74	.83	.64	.89
REPAIR-MAINT	24	.72	.70	.49	.93	.72	.70	.49	.93
UTILITIES	22	1.64	1.61	1.31	2.00	1.64	1.61	1.31	2.00
RDS/GRNDS/SEC	25	.34	.33	.16	.54	.34	.33	.16	.54
ADMINISTRATIVE	25	.51	.55	.39	.61	.51	.55	.39	.61
TOTAL OPER EXP	22	3.98	4.08	3.36	4.79	3.98	4.08	3.36	4.79
FIXED EXPENSES	25	1.67	1.71	1.52	1.89	1.67	1.71	1.52	1.89
TOTAL OPER + FIX	22	5.67	5.65	4.84	6.86	5.67	5.65	4.84	6.86
LEASING EXP	18	1.78	.55	.13	2.87				
TOTAL PAYROLL	21	.32	.33	.25	.40				
TOTAL CONTRACT	24	.99	.83	.62	1.32				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3693	23
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	282	17
AVG % OFFICE OCCUPANCY	87.6	23
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.19	21
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.74**	**23**
PAYROLL		
CONTRACT	.60	23
SUP/MAT/MISC	.09	21
TRASH REMOVAL	.06	23
REPR/MAINT TOTAL	**.76**	**22**
PAYROLL	.27	20
ELEVATOR	.06	12
HVAC	.17	22
ELECTRICAL	.06	13
STRUCT/ROOF	.03	12
PLUMBING	.03	14
FIRE/LIFE SFTY	.04	12
OTHER MAINT/SUP	.22	22

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.64**	**22**
ELECTRICAL	1.56	22
GAS	.16	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	22
RDS/GNDS/SEC TOTAL	**.34**	**25**
RDS/GNDS TOTAL	.33	25
RDS/GNDS PAYRL	.11	5
RDS/GNDS CONTR	.31	20
RDS/GNDS OTHER	.12	16

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.02	15
SEC PAYROLL		
SEC CONTRACTS	.02	14
SEC OTHER	.01	3
ADMIN TOTAL	**.51**	**25**
PAYROLL	.21	3
MGMT FEES	.45	24
PROF FEES	.06	9
GEN OFC EXP	.03	10
OTHER ADM EXP	.01	13

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.67**	**25**
REAL ESTATE TAX	1.53	25
BUILDING INS	.13	24
PERS PROP TAX	.03	3
OTHER TAX	.03	6
LEASING EXPENSES	**1.78**	**18**
ADV/PROMOTION	.02	14
COMMISSIONS	.12	6
PROF FEES	.24	13
TENANT ALTS	1.84	13
BUY-OUTS		
OTHER LEASING	.83	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.32**	**21**
CLEANING		
REPAIR/MAINT	.27	20
RDS/GROUNDS	.11	5
SECURITY		
ADMINISTRATIVE	.21	3
TOTAL CONTRACTS	**.90**	**24**
CLEANING	.60	23
REPAIR/MAINT	.27	13
RDS/GROUNDS	.31	20
SECURITY	.02	14
ADMINISTRATIVE	.48	24

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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St. Louis, MO

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	27 BLDS	2,050,971 SQ. FT.				2,050,971 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	27					12.64	12.29	10.99	14.78
RETAIL AREA									
OTHER AREA									
TOTAL RENT	27	12.68	12.29	10.99	15.00				
NET PARKING INC	4	1.09	1.36	.54	1.81				
MISCELLANEOUS	22	.37	.08	.02	.38				
TOTAL INCOME	27	13.14	12.74	11.58	15.65				
EXPENSE									
CLEANING	27	.80	.77	.70	.88	.80	.77	.70	.88
REPAIR-MAINT	27	.64	.52	.45	.75	.64	.52	.45	.75
UTILITIES	27	1.68	1.60	1.40	1.96	1.68	1.60	1.40	1.96
RDS/GRNDS/SEC	27	.26	.24	.16	.30	.26	.24	.16	.30
ADMINISTRATIVE	27	.74	.66	.49	.93	.74	.66	.49	.93
TOTAL OPER EXP	27	4.12	3.80	3.46	4.47	4.12	3.80	3.45	4.47
FIXED EXPENSES	27	1.91	1.87	1.60	2.23	1.91	1.87	1.60	2.23
TOTAL OPER + FIX	27	6.03	5.72	5.37	6.50	6.03	5.72	5.37	6.50
LEASING EXP	25	.98	.27	.04	1.42				
TOTAL PAYROLL	26	.34	.30	.19	.43				
TOTAL CONTRACT	27	1.03	.95	.83	1.17				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7119	22
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	252	15
AVG % OFFICE OCCUPANCY	87.1	25
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.61	19
AVG NET PRKNG INC/STALL	364.93	4
RENTABLE/GROSS SQFT	.93	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.80	27
PAYROLL	.29	3
CONTRACT	.69	26
SUP/MAT/MISC	.07	20
TRASH REMOVAL	.05	26
REPR/MAINT TOTAL	.64	27
PAYROLL	.22	25
ELEVATOR	.06	27
HVAC	.14	27
ELECTRICAL	.04	23
STRUCT/ROOF	.04	12
PLUMBING	.02	17
FIRE/LIFE SFTY	.01	16
OTHER MAINT/SUP	.17	27

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.68	27
ELECTRICAL	1.60	27
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.04	3
COAL		
WATER/SEWER	.07	27
RDS/GNDS/SEC TOTAL	.26	27
RDS/GNDS TOTAL	.24	27
RDS/GNDS PAYRL	.10	5
RDS/GNDS CONTR	.20	25
RDS/GNDS OTHER	.06	16

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.03	16
SEC PAYROLL		
SEC CONTRACTS	.04	15
SEC OTHER		
ADMIN TOTAL	.74	27
PAYROLL	.17	12
MGMT FEES	.52	26
PROF FEES	.11	17
GEN OFC EXP	.05	17
OTHER ADM EXP	.08	20

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.91	27
REAL ESTATE TAX	1.75	27
BUILDING INS	.14	26
PERS PROP TAX		
OTHER TAX	.05	9
LEASING EXPENSES	.98	25
ADV/PROMOTION	.03	20
COMMISSIONS	.06	5
PROF FEES	.31	15
TENANT ALTS	1.04	15
BUY-OUTS		
OTHER LEASING	.22	10

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.34	26
CLEANING	.29	3
REPAIR/MAINT	.22	25
RDS/GROUNDS	.10	5
SECURITY		
ADMINISTRATIVE	.17	12
TOTAL CONTRACTS	1.03	27
CLEANING	.69	26
REPAIR/MAINT	.17	13
RDS/GROUNDS	.20	25
SECURITY	.04	15
ADMINISTRATIVE	.59	26

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	1,960,296 SQ. FT.				1,909,186 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					13.46	13.57	11.71	15.86
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12	13.12	12.99	11.22	15.86				
NET PARKING INC	7	1.11	.47	.05	1.58				
MISCELLANEOUS	10	.20	.09	.06	.42				
TOTAL INCOME	12	14.02	14.49	11.83	16.15				
EXPENSE									
CLEANING	11	.83	.80	.74	.92	.83	.80	.74	.92
REPAIR-MAINT	11	.92	.77	.74	1.16	.92	.77	.74	1.16
UTILITIES	11	2.07	1.92	1.76	2.21	2.07	1.92	1.76	2.21
RDS/GRNDS/SEC	12	.27	.20	.14	.43	.27	.20	.14	.43
ADMINISTRATIVE	12	.83	.82	.63	1.04	.85	.85	.63	1.06
TOTAL OPER EXP	11	4.96	4.71	4.28	5.63	5.10	4.71	4.27	5.63
FIXED EXPENSES	11	1.77	1.95	1.55	2.04	1.82	1.98	1.55	2.06
TOTAL OPER + FIX	10	6.70	6.66	5.69	7.81	6.93	6.70	5.69	7.81
LEASING EXP	9	1.53	.78	.27	2.82				
TOTAL PAYROLL	12	.43	.39	.26	.45				
TOTAL CONTRACT	12	.97	1.03	.68	1.18				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6970	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	260	6
AVG % OFFICE OCCUPANCY	86.9	11
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.41	6
AVG NET PRKNG INC/STALL	447.16	6
RENTABLE/GROSS SQFT	.92	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.83	11
PAYROLL	.09	4
CONTRACT	.69	11
SUP/MAT/MISC	.06	9
TRASH REMOVAL	.05	11
REPR/MAINT TOTAL	.92	11
PAYROLL	.26	10
ELEVATOR	.14	11
HVAC	.21	11
ELECTRICAL	.04	10
STRUCT/ROOF	.06	5
PLUMBING	.02	9
FIRE/LIFE SFTY	.01	5
OTHER MAINT/SUP	.25	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.06	11
ELECTRICAL	1.80	11
GAS	.43	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	11
RDS/GNDS/SEC TOTAL	.27	12
RDS/GNDS TOTAL	.17	12
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.17	11
RDS/GNDS OTHER	.04	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.14	8
SEC PAYROLL		
SEC CONTRACTS	.14	8
SEC OTHER		
ADMIN TOTAL	.83	12
PAYROLL	.21	10
MGMT FEES	.51	12
PROF FEES	.08	9
GEN OFC EXP	.05	8
OTHER ADM EXP	.06	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.77	11
REAL ESTATE TAX	1.65	11
BUILDING INS	.10	12
PERS PROP TAX	.75	3
OTHER TAX	.06	3
LEASING EXPENSES	1.53	9
ADV/PROMOTION	.05	7
COMMISSIONS	.02	3
PROF FEES	.51	6
TENANT ALTS	1.22	8
BUY-OUTS		
OTHER LEASING	.27	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.43	12
CLEANING	.09	4
REPAIR/MAINT	.26	10
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.21	10
TOTAL CONTRACTS	.97	12
CLEANING	.60	11
REPAIR/MAINT		
RDS/GROUNDS	.17	11
SECURITY	.14	8
ADMINISTRATIVE	.57	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

St. Paul, MN

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	12 BLDS	2,503,023 SQ. FT.				2,412,838 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					12.72	13.91	8.62	14.96
RETAIL AREA	8	13.62	16.46	12.59	21.92				
OTHER AREA									
TOTAL RENT	12	12.67	13.43	8.62	14.98				
NET PARKING INC	11	.61	.58	.30	.72				
MISCELLANEOUS	11	.38	.50	.14	.57				
TOTAL INCOME	12	13.74	14.25	9.53	16.10				
EXPENSE									
CLEANING	12	1.00	.91	.64	1.31	1.00	.91	.64	1.32
REPAIR-MAINT	12	1.13	1.00	.46	1.39	1.16	1.01	.46	1.45
UTILITIES	12	1.04	1.02	.75	1.33	1.05	1.02	.76	1.34
RDS/GRNDS/SEC	12	.32	.28	.18	.44	.33	.28	.19	.45
ADMINISTRATIVE	12	.63	.56	.44	.82	.66	.63	.44	.82
TOTAL OPER EXP	12	4.12	4.30	3.01	4.69	4.27	4.36	3.01	4.92
FIXED EXPENSES	12	2.24	2.19	1.79	2.69	2.32	2.30	1.89	2.77
TOTAL OPER+FIX	12	6.36	6.72	4.90	7.16	6.59	7.06	4.90	7.73
LEASING EXP	10	.25	.22	.13	.68				
TOTAL PAYROLL	11	1.13	1.11	.64	1.24				
TOTAL CONTRACT	9	.97	.90	.77	1.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10400	11
AVG SQFT/RETAIL TENANT	1718	8
AVG SQFT/OFFICE WORKER	244	9
AVG % OFFICE OCCUPANCY	95.9	11
AVG % RETAIL OCCUPANCY	93.0	8
AVG $ RATE YR-END RENT	16.51	9
AVG NET PRKNG INC/STALL	1078.57	6
RENTABLE/GROSS SQFT	.88	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.00**	**12**
PAYROLL	.60	7
CONTRACT	.74	9
SUP/MAT/MISC	.11	10
TRASH REMOVAL	.07	11
REPR/MAINT TOTAL	**1.13**	**12**
PAYROLL	.52	10
ELEVATOR	.19	12
HVAC	.16	12
ELECTRICAL	.10	12
STRUCT/ROOF	.03	10
PLUMBING	.03	12
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.20	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.04**	**12**
ELECTRICAL	.63	12
GAS	.10	7
FUEL OIL		
PURCH STEAM	.30	11
PURCH CH WTR	.17	4
COAL		
WATER/SEWER	.06	11
RDS/GNDS/SEC TOTAL	**.32**	**12**
RDS/GNDS TOTAL	.05	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	2
RDS/GNDS OTHER	.02	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	12
SEC PAYROLL	.21	9
SEC CONTRACTS	.23	8
SEC OTHER	.03	3
ADMIN TOTAL	**.83**	**12**
PAYROLL	.41	4
MGMT FEES	.44	9
PROF FEES	.02	8
GEN OFC EXP	.14	11
OTHER ADM EXP	.04	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.24**	**12**
REAL ESTATE TAX	2.09	12
BUILDING INS	.14	12
PERS PROP TAX		
OTHER TAX	.08	3
LEASING EXPENSES	**.25**	**10**
ADV/PROMOTION		
COMMISSIONS	.04	4
PROF FEES	.05	3
TENANT ALTS	.43	6
BUY-OUTS		
OTHER LEASING	.08	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.13**	**11**
CLEANING	.60	7
REPAIR/MAINT	.52	10
RDS/GROUNDS		
SECURITY	.21	9
ADMINISTRATIVE	.41	4
TOTAL CONTRACTS	**.97**	**9**
CLEANING	.74	9
REPAIR/MAINT	.13	3
RDS/GROUNDS	.05	2
SECURITY	.23	8
ADMINISTRATIVE	.35	11

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	766,914 SQ. FT.				760,314 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					11.85	14.78		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	11.89	14.83						
NET PARKING INC	2	.41	.41						
MISCELLANEOUS	2	.54	.53						
TOTAL INCOME	3	12.51	15.06						
EXPENSE									
CLEANING	3	.81	.72			.81	.72		
REPAIR-MAINT	3	.83	.99			.83	.99		
UTILITIES	3	1.40	1.52			1.40	1.52		
RDS/GRNDS/SEC	3	.40	.32			.41	.32		
ADMINISTRATIVE	3	.46	.49			.46	.50		
TOTAL OPER EXP	3	3.90	4.56			3.93	4.56		
FIXED EXPENSES	3	2.16	2.25			2.18	2.25		
TOTAL OPER+FIX	3	6.06	6.81			6.11	6.81		
LEASING EXP	2	.22	.22						
TOTAL PAYROLL	3	.77	.61						
TOTAL CONTRACT	3	1.09	1.26						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9338	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	94.6	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.95	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.81**	**3**
PAYROLL		
CONTRACT	.67	3
SUP/MAT/MISC	.12	2
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	**.83**	**3**
PAYROLL	.49	3
ELEVATOR	.11	3
HVAC	.07	3
ELECTRICAL	.05	3
STRUCT/ROOF	.02	3
PLUMBING	.01	3
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.10	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.40**	**3**
ELECTRICAL	.96	3
GAS		
FUEL OIL		
PURCH STEAM	.41	3
PURCH CH WTR		
COAL		
WATER/SEWER	.04	2
RDS/GNDS/SEC TOTAL	**.40**	**3**
RDS/GNDS TOTAL	.04	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	3
SEC PAYROLL	.09	2
SEC CONTRACTS	.31	3
SEC OTHER	.01	2
ADMIN TOTAL	**.46**	**3**
PAYROLL	.35	2
MGMT FEES		
PROF FEES	.03	3
GEN OFC EXP	.04	3
OTHER ADM EXP	.06	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.16**	**3**
REAL ESTATE TAX	1.98	3
BUILDING INS	.15	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.22**	**2**
ADV/PROMOTION	.01	2
COMMISSIONS		
PROF FEES	.03	2
TENANT ALTS	.12	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.77**	**3**
CLEANING		
REPAIR/MAINT	.49	3
RDS/GROUNDS		
SECURITY	.09	2
ADMINISTRATIVE	.35	2
TOTAL CONTRACTS	**1.09**	**3**
CLEANING	.67	3
REPAIR/MAINT	.13	2
RDS/GROUNDS		
SECURITY	.31	3
ADMINISTRATIVE	.16	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

St. Paul, MN

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	383,435 SQ. FT.				383,435 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					13.60	12.41		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	13.83	13.36						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	13.83	13.36						
EXPENSE									
CLEANING	4	.95	1.02	.87	1.16	.95	1.02	.87	1.16
REPAIR-MAINT	4	1.43	.57	.47	1.15	1.43	.57	.47	1.15
UTILITIES	4	1.54	1.80	1.23	2.02	1.54	1.80	1.23	2.02
RDS/GRNDS/SEC	4	.75	.32	.27	.62	.75	.32	.27	.62
ADMINISTRATIVE	4	.41	.58	.40	.79	.41	.58	.40	.79
TOTAL OPER EXP	4	5.08	4.40	3.98	5.01	5.08	4.40	3.98	5.01
FIXED EXPENSES	4	3.12	3.01	2.47	3.27	3.12	3.01	2.47	3.27
TOTAL OPER+FIX	4	8.20	7.14	6.69	8.05	8.20	7.14	6.69	8.05
LEASING EXP	3	2.09	.78						
TOTAL PAYROLL	3	.88	.12						
TOTAL CONTRACT	4	1.48	1.38	1.06	1.62				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11473	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	93.6	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.07	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.90	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.95	4
PAYROLL		
CONTRACT	.78	4
SUP/MAT/MISC	.06	4
TRASH REMOVAL	.07	4
REPR/MAINT TOTAL	1.43	4
PAYROLL	.51	3
ELEVATOR	.07	2
HVAC	.17	4
ELECTRICAL	.21	4
STRUCT/ROOF		
PLUMBING	.11	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.45	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.54	4
ELECTRICAL	1.42	4
GAS	.28	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	4
RDS/GNDS/SEC TOTAL	.75	4
RDS/GNDS TOTAL	.28	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.15	4
RDS/GNDS OTHER	.05	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.50	3
SEC PAYROLL		
SEC CONTRACTS	.58	2
SEC OTHER		
ADMIN TOTAL	.41	4
PAYROLL		
MGMT FEES	.66	3
PROF FEES	.03	2
GEN OFC EXP	.03	3
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.12	4
REAL ESTATE TAX	3.02	4
BUILDING INS	.10	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.09	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.34	3
TENANT ALTS	1.98	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.88	3
CLEANING		
REPAIR/MAINT	.51	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.48	4
CLEANING	.78	4
REPAIR/MAINT		
RDS/GROUNDS	.15	4
SECURITY	.58	2
ADMINISTRATIVE	.18	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Stamford, CT

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	970,985 SQ. FT.				922,947 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					29.25	31.70	24.26	38.00
RETAIL AREA	6	11.90	17.27						
OTHER AREA									
TOTAL RENT	8	29.43	31.70	24.29	37.96				
NET PARKING INC	8	.57	.46	.46	.69				
MISCELLANEOUS	8	.28	.14	.08	.47				
TOTAL INCOME	8	30.28	32.86	24.89	39.08				
EXPENSE									
CLEANING	8	.92	.92	.78	1.11	.95	.92	.80	1.17
REPAIR-MAINT	8	1.25	.97	.91	1.62	1.31	.99	.94	1.81
UTILITIES	8	1.85	1.86	1.61	2.18	1.85	1.85	1.61	2.20
RDS/GRNDS/SEC	8	.75	.65	.63	1.02	.79	.72	.65	1.07
ADMINISTRATIVE	8	.98	.51	.49	1.49	1.03	.52	.50	1.71
TOTAL OPER EXP	8	5.75	5.18	4.45	7.40	6.05	5.30	4.57	8.14
FIXED EXPENSES	8	3.79	3.81	3.53	4.12	3.99	4.10	3.82	4.23
TOTAL OPER+FIX	8	9.54	9.30	8.25	11.25	10.03	9.53	8.48	12.26
LEASING EXP	7	2.00	1.46						
TOTAL PAYROLL	8	.97	.89	.88	1.07				
TOTAL CONTRACT	8	1.65	1.56	1.46	2.01				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12794	8
AVG SQFT/RETAIL TENANT	3972	6
AVG SQFT/OFFICE WORKER	403	7
AVG % OFFICE OCCUPANCY	88.7	8
AVG % RETAIL OCCUPANCY	92.5	6
AVG $ RATE YR-END RENT	25.00	2
AVG NET PRKNG INC/STALL	195.01	8
RENTABLE/GROSS SQFT	.91	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.92	8
PAYROLL		
CONTRACT	.85	8
SUP/MAT/MISC	.05	3
TRASH REMOVAL	.04	8
REPR/MAINT TOTAL	1.25	8
PAYROLL	.48	8
ELEVATOR	.19	8
HVAC	.21	8
ELECTRICAL	.03	8
STRUCT/ROOF	.03	8
PLUMBING		
FIRE/LIFE SFTY	.03	8
OTHER MAINT/SUP	.26	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.85	8
ELECTRICAL	1.69	8
GAS	.11	8
FUEL OIL	.02	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	8
RDS/GNDS/SEC TOTAL	.75	8
RDS/GNDS TOTAL	.10	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.09	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.66	8
SEC PAYROLL		
SEC CONTRACTS	.60	8
SEC OTHER	.01	8
ADMIN TOTAL	.98	8
PAYROLL	.44	8
MGMT FEES		
PROF FEES	.10	8
GEN OFC EXP	.09	8
OTHER ADM EXP	.03	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.79	8
REAL ESTATE TAX	3.55	8
BUILDING INS	.24	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.00	7
ADV/PROMOTION	.02	7
COMMISSIONS	.13	7
PROF FEES	.31	7
TENANT ALTS	1.40	7
BUY-OUTS		
OTHER LEASING	.13	7

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.97	8
CLEANING		
REPAIR/MAINT	.48	8
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.44	8
TOTAL CONTRACTS	1.65	8
CLEANING	.85	8
REPAIR/MAINT	.22	3
RDS/GROUNDS		
SECURITY	.60	8
ADMINISTRATIVE	.41	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Stamford, CT

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	706,425 SQ. FT.				707,512 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					21.11	23.11	19.47	25.43
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	21.13	23.14	19.48	25.46				
NET PARKING INC									
MISCELLANEOUS	4	.16	.09						
TOTAL INCOME	5	21.21	23.19	19.52	26.01				
EXPENSE									
CLEANING	5	1.13	1.00	.69	1.31	1.13	1.00	.69	1.31
REPAIR-MAINT	6	.93	.79	.67	2.44	.93	.79	.67	2.44
UTILITIES	5	2.67	2.56	2.31	3.17	2.67	2.56	2.31	3.17
RDS/GRNDS/SEC	6	.54	.69	.34	.73	.54	.69	.34	.73
ADMINISTRATIVE	6	.71	.81	.56	1.78	.71	.81	.56	1.79
TOTAL OPER EXP	5	6.05	7.16	5.13	9.04	6.06	7.20	5.13	9.08
FIXED EXPENSES	5	3.07	2.82	2.58	3.17	3.06	2.82	2.59	3.17
TOTAL OPER+FIX	5	9.12	10.08	8.29	11.61	9.14	10.13	8.29	11.67
LEASING EXP	3	.91	.73						
TOTAL PAYROLL									
TOTAL CONTRACT	3	1.49	1.35						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13995	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	93.0	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	20.60	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.99	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.12	3
PAYROLL		
CONTRACT	1.01	3
SUP/MAT/MISC		
TRASH REMOVAL	.09	3
REPR/MAINT TOTAL	.70	4
PAYROLL		
ELEVATOR	.15	4
HVAC	.17	4
ELECTRICAL	.18	2
STRUCT/ROOF		
PLUMBING	.04	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.32	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.51	3
RDS/GNDS TOTAL	.11	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	3
SEC PAYROLL		
SEC CONTRACTS	.40	3
SEC OTHER		
ADMIN TOTAL	.50	3
PAYROLL		
MGMT FEES	.29	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.26	3
REAL ESTATE TAX	3.14	3
BUILDING INS	.12	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.91	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.49	3
CLEANING	1.01	3
REPAIR/MAINT		
RDS/GROUNDS	.08	3
SECURITY	.40	3
ADMINISTRATIVE	.30	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Syracuse, NY

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	712,532 SQ. FT.				698,544 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					13.86	14.54		
RETAIL AREA	2	5.67	6.39						
OTHER AREA									
TOTAL RENT	3	13.70	14.21						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	13.71	14.24						
EXPENSE									
CLEANING	3	.85	.78			.87	.79		
REPAIR-MAINT	3	.64	.79			.65	.79		
UTILITIES	3	2.03	2.38			2.05	2.40		
RDS/GRNDS/SEC	3	.29	.25			.29	.26		
ADMINISTRATIVE	3	1.00	.61			1.02	.63		
TOTAL OPER EXP	3	4.81	4.97			4.91	4.97		
FIXED EXPENSES	3	2.20	1.32			2.24	1.33		
TOTAL OPER+FIX	3	7.01	6.30			7.15	6.30		
LEASING EXP									
TOTAL PAYROLL	3	.42	.22						
TOTAL CONTRACT	3	1.01	1.02						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14236	3
AVG SQFT/RETAIL TENANT	4110	2
AVG SQFT/OFFICE WORKER	267	2
AVG % OFFICE OCCUPANCY	83.6	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	15.08	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.85	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.85	3
PAYROLL		
CONTRACT	.72	3
SUP/MAT/MISC	.07	3
TRASH REMOVAL	.07	3
REPR/MAINT TOTAL	.64	3
PAYROLL	.16	3
ELEVATOR	.18	3
HVAC	.21	3
ELECTRICAL	.02	2
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.06	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.03	3
ELECTRICAL	2.01	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	2
RDS/GNDS/SEC TOTAL	.29	3
RDS/GNDS TOTAL	.04	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER	.04	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.25	3
SEC PAYROLL		
SEC CONTRACTS	.32	2
SEC OTHER	.01	2
ADMIN TOTAL	1.00	3
PAYROLL		
MGMT FEES	.58	3
PROF FEES	.08	2
GEN OFC EXP	.21	2
OTHER ADM EXP	.04	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.20	3
REAL ESTATE TAX	2.05	3
BUILDING INS	.15	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.42	3
CLEANING		
REPAIR/MAINT	.16	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.01	3
CLEANING	.72	3
REPAIR/MAINT		
RDS/GROUNDS	.02	2
SECURITY	.32	2
ADMINISTRATIVE	.63	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Syracuse, NY
ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	234,098 SQ. FT.				234,098 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					17.19	17.27	16.53	17.65
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	17.19	17.27	16.53	17.65				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	17.19	17.27	16.53	17.65				
EXPENSE									
CLEANING	4	1.01	1.01	.97	1.09	1.01	1.01	.97	1.09
REPAIR-MAINT	4	.43	.42	.39	.47	.43	.42	.39	.47
UTILITIES	3	2.15	2.15			2.15	2.15		
RDS/GRNDS/SEC	4	.60	.63	.57	.67	.60	.63	.57	.67
ADMINISTRATIVE	4	.54	.57	.51	.60	.54	.57	.51	.60
TOTAL OPER EXP	3	4.84	4.98			4.84	4.98		
FIXED EXPENSES	4	1.92	1.94	1.87	2.00	1.92	1.94	1.87	2.00
TOTAL OPER+FIX	3	6.79	6.97			6.79	6.97		
LEASING EXP									
TOTAL PAYROLL	4	.10	.10	.10	.11				
TOTAL CONTRACT	4	1.35	1.36	1.29	1.46				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4626	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	154	4
AVG % OFFICE OCCUPANCY	98.7	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.95	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.01	4
PAYROLL		
CONTRACT	.75	4
SUP/MAT/MISC	.15	4
TRASH REMOVAL	.11	4
REPR/MAINT TOTAL	.43	4
PAYROLL	.10	4
ELEVATOR	.04	4
HVAC	.13	4
ELECTRICAL	.02	4
STRUCT/ROOF	.01	4
PLUMBING	.02	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.12	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.15	3
ELECTRICAL	1.90	3
GAS	.19	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.60	4
RDS/GNDS TOTAL	.57	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.57	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.03	4
SEC PAYROLL		
SEC CONTRACTS	.03	4
SEC OTHER		
ADMIN TOTAL	.54	4
PAYROLL		
MGMT FEES	.42	4
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.10	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.92	4
REAL ESTATE TAX	1.78	4
BUILDING INS	.14	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.10	4
CLEANING		
REPAIR/MAINT	.10	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.35	4
CLEANING	.75	4
REPAIR/MAINT		
RDS/GROUNDS	.57	4
SECURITY	.03	4
ADMINISTRATIVE	.44	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Tampa, FL
ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	12 BLDS	3,618,726 SQ. FT.				3,564,480 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	12					17.19	14.55	9.55	17.29
RETAIL AREA	2	7.11	7.75						
OTHER AREA									
TOTAL RENT	12	17.07	14.72	9.56	17.29				
NET PARKING INC	6	1.02	.92	.47	1.19				
MISCELLANEOUS	8	.26	.14	.02	.41				
TOTAL INCOME	12	18.03	15.86	10.21	18.69				
EXPENSE									
CLEANING	8	.72	.71	.62	.77	.73	.73	.63	.77
REPAIR-MAINT	11	.87	.86	.70	1.01	.88	.89	.70	1.03
UTILITIES	12	1.80	1.71	1.50	1.96	1.81	1.71	1.50	1.96
RDS/GRNDS/SEC	12	.37	.31	.11	.41	.37	.31	.11	.41
ADMINISTRATIVE	12	.86	1.00	.74	1.05	.87	1.00	.74	1.07
TOTAL OPER EXP	7	4.71	4.75	4.56	5.24	4.79	4.89	4.56	5.24
FIXED EXPENSES	12	1.96	1.97	1.57	2.24	1.99	1.97	1.59	2.27
TOTAL OPER+FIX	7	6.78	7.53	6.65	7.67	6.91	7.53	6.76	7.67
LEASING EXP	11	.39	.18	.09	.47				
TOTAL PAYROLL	12	.65	.47	.43	.82				
TOTAL CONTRACT	12	.85	.70	.59	1.08				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13470	5
AVG SQFT/RETAIL TENANT	4110	2
AVG SQFT/OFFICE WORKER	318	5
AVG % OFFICE OCCUPANCY	88.7	12
AVG % RETAIL OCCUPANCY	90.9	2
AVG $ RATE YR-END RENT	19.91	4
AVG NET PRKNG INC/STALL	963.81	6
RENTABLE/GROSS SQFT	.91	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.72	8
PAYROLL		
CONTRACT	.62	8
SUP/MAT/MISC	.07	3
TRASH REMOVAL	.07	7
REPR/MAINT TOTAL	.87	11
PAYROLL	.27	7
ELEVATOR	.25	11
HVAC	.13	11
ELECTRICAL	.03	7
STRUCT/ROOF	.04	5
PLUMBING	.02	7
FIRE/LIFE SFTY	.03	5
OTHER MAINT/SUP	.15	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.84	7
ELECTRICAL	1.76	7
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	7
RDS/GNDS/SEC TOTAL	.37	12
RDS/GNDS TOTAL	.09	12
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	10
RDS/GNDS OTHER	.02	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	12
SEC PAYROLL	.23	4
SEC CONTRACTS	.23	9
SEC OTHER	.02	4
ADMIN TOTAL	.86	12
PAYROLL	.26	11
MGMT FEES	.44	11
PROF FEES	.03	10
GEN OFC EXP	.07	10
OTHER ADM EXP	.06	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.96	12
REAL ESTATE TAX	1.85	12
BUILDING INS	.10	12
PERS PROP TAX	.01	3
OTHER TAX		
LEASING EXPENSES	.39	11
ADV/PROMOTION	.08	10
COMMISSIONS	.03	8
PROF FEES	.22	3
TENANT ALTS	.25	6
BUY-OUTS		
OTHER LEASING	.26	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.65	12
CLEANING		
REPAIR/MAINT	.27	7
RDS/GROUNDS		
SECURITY	.23	4
ADMINISTRATIVE	.26	11
TOTAL CONTRACTS	.85	12
CLEANING	.62	8
REPAIR/MAINT	.39	2
RDS/GROUNDS	.05	10
SECURITY	.23	9
ADMINISTRATIVE	.46	11

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Tampa, FL

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,404,653 SQ. FT.				1,404,653 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					18.61	17.29		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	18.62	17.29						
NET PARKING INC	3	.75	.83						
MISCELLANEOUS	3	.28	.38						
TOTAL INCOME	3	19.65	18.69						
EXPENSE									
CLEANING	2	.76	.77			.76	.77		
REPAIR-MAINT	3	.88	.81			.88	.81		
UTILITIES	3	1.93	1.96			1.93	1.96		
RDS/GRNDS/SEC	3	.51	.41			.51	.41		
ADMINISTRATIVE	3	.83	1.02			.83	1.02		
TOTAL OPER EXP	2	5.22	5.24			5.22	5.24		
FIXED EXPENSES	3	2.08	2.24			2.08	2.24		
TOTAL OPER+FIX	2	7.57	7.58			7.57	7.58		
LEASING EXP	3	.18	.18						
TOTAL PAYROLL	3	.77	.55						
TOTAL CONTRACT	3	.68	.69						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	87.3	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL	847.72	3
RENTABLE/GROSS SQFT	.89	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	2
PAYROLL		
CONTRACT	.64	2
SUP/MAT/MISC		
TRASH REMOVAL	.07	2
REPR/MAINT TOTAL	.88	3
PAYROLL	.28	3
ELEVATOR	.25	3
HVAC	.14	3
ELECTRICAL	.04	3
STRUCT/ROOF	.02	2
PLUMBING	.01	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.14	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.93	3
ELECTRICAL	1.86	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	.51	3
RDS/GNDS TOTAL	.14	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.04	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	3
SEC PAYROLL	.24	3
SEC CONTRACTS		
SEC OTHER	.03	2
ADMIN TOTAL	.83	3
PAYROLL	.23	2
MGMT FEES	.35	2
PROF FEES	.04	2
GEN OFC EXP	.07	2
OTHER ADM EXP	.03	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.08	3
REAL ESTATE TAX	1.97	3
BUILDING INS	.10	3
PERS PROP TAX	.02	2
OTHER TAX		
LEASING EXPENSES	.18	3
ADV/PROMOTION	.05	2
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.77	3
CLEANING		
REPAIR/MAINT	.28	3
RDS/GROUNDS		
SECURITY	.24	3
ADMINISTRATIVE	.23	2
TOTAL CONTRACTS	.68	3
CLEANING	.64	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.38	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	20 BLDS	1,824,670 SQ. FT.				1,824,670 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	19					12.96	11.32	10.05	15.18
RETAIL AREA									
OTHER AREA									
TOTAL RENT	19	13.20	11.88	10.49	15.43				
NET PARKING INC	5	.08	.02	.01	.15				
MISCELLANEOUS	15	.19	.17	.06	.43				
TOTAL INCOME	19	13.42	12.26	10.87	15.51				
EXPENSE									
CLEANING	20	.69	.72	.61	.75	.69	.72	.61	.75
REPAIR-MAINT	20	.67	.78	.45	.92	.67	.78	.45	.92
UTILITIES	20	1.66	1.46	1.28	2.04	1.66	1.46	1.28	2.04
RDS/GRNDS/SEC	20	.45	.34	.28	.47	.45	.34	.28	.47
ADMINISTRATIVE	20	1.20	1.12	.79	1.43	1.20	1.12	.79	1.43
TOTAL OPER EXP	20	4.67	4.49	3.99	5.17	4.67	4.49	3.99	5.17
FIXED EXPENSES	19	1.50	1.40	1.26	1.71	1.50	1.40	1.26	1.71
TOTAL OPER+FIX	19	6.15	6.07	5.26	6.35	6.15	6.07	5.26	6.35
LEASING EXP	8	1.51	1.08	.22	2.44				
TOTAL PAYROLL	20	.62	.63	.40	.76				
TOTAL CONTRACT	20	1.07	.98	.76	1.10				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4140	18
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	276	11
AVG % OFFICE OCCUPANCY	84.9	19
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.07	14
AVG NET PRKNG INC/STALL	24.15	3
RENTABLE/GROSS SQFT	.93	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.69	20
PAYROLL	.16	2
CONTRACT	.58	20
SUP/MAT/MISC	.04	10
TRASH REMOVAL	.09	18
REPR/MAINT TOTAL	.67	20
PAYROLL	.26	12
ELEVATOR	.09	19
HVAC	.18	20
ELECTRICAL	.03	20
STRUCT/ROOF	.06	14
PLUMBING	.02	19
FIRE/LIFE SFTY	.02	12
OTHER MAINT/SUP	.17	20

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.66	20
ELECTRICAL	1.56	20
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	19
RDS/GNDS/SEC TOTAL	.45	20
RDS/GNDS TOTAL	.24	20
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.20	19
RDS/GNDS OTHER	.05	18

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	16
SEC PAYROLL	.08	2
SEC CONTRACTS	.26	9
SEC OTHER	.01	8
ADMIN TOTAL	1.20	20
PAYROLL	.48	19
MGMT FEES	.50	19
PROF FEES	.05	12
GEN OFC EXP	.18	14
OTHER ADM EXP	.09	19

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.49	19
REAL ESTATE TAX	1.33	19
BUILDING INS	.16	19
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.51	8
ADV/PROMOTION	.12	8
COMMISSIONS	.05	4
PROF FEES	.40	7
TENANT ALTS	.80	7
BUY-OUTS		
OTHER LEASING	.37	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.62	20
CLEANING	.16	2
REPAIR/MAINT	.26	12
RDS/GROUNDS		
SECURITY	.08	2
ADMINISTRATIVE	.48	19
TOTAL CONTRACTS	1.07	20
CLEANING	.58	20
REPAIR/MAINT	.18	7
RDS/GROUNDS	.20	19
SECURITY	.26	9
ADMINISTRATIVE	.49	20

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Tampa, FL

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	342,639 SQ. FT.				342,639 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					10.02	10.65	8.57	11.32
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	10.02	10.65	8.57	11.32				
NET PARKING INC									
MISCELLANEOUS	3	.35	.43						
TOTAL INCOME	4	10.29	10.93	8.78	11.62				
EXPENSE									
CLEANING	4	.68	.69	.61	.75	.68	.69	.61	.75
REPAIR-MAINT	4	.64	.52	.45	.81	.64	.52	.45	.81
UTILITIES	4	1.57	1.47	1.07	2.04	1.57	1.47	1.07	2.04
RDS/GRNDS/SEC	4	.42	.42	.32	.52	.42	.42	.32	.52
ADMINISTRATIVE	4	1.17	1.22	.90	1.43	1.17	1.22	.90	1.43
TOTAL OPER EXP	4	4.48	4.42	3.72	5.17	4.48	4.42	3.72	5.17
FIXED EXPENSES	4	1.35	1.30	1.26	1.44	1.35	1.30	1.26	1.44
TOTAL OPER+FIX	4	5.83	5.85	5.16	6.43	5.83	5.85	5.16	6.43
LEASING EXP	4	1.73	1.83	1.08	2.44				
TOTAL PAYROLL	4	.73	.73	.61	.84				
TOTAL CONTRACT	4	1.05	1.02	.99	1.10				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2833	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	282	4
AVG % OFFICE OCCUPANCY	76.1	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.57	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.94	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.68	4
PAYROLL		
CONTRACT	.55	4
SUP/MAT/MISC	.06	2
TRASH REMOVAL	.11	3
REPR/MAINT TOTAL	.64	4
PAYROLL	.29	3
ELEVATOR	.07	3
HVAC	.13	4
ELECTRICAL	.02	4
STRUCT/ROOF	.02	4
PLUMBING	.02	4
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.16	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.57	4
ELECTRICAL	1.48	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	4
RDS/GNDS/SEC TOTAL	.42	4
RDS/GNDS TOTAL	.28	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.25	4
RDS/GNDS OTHER	.05	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.13	4
SEC PAYROLL		
SEC CONTRACTS	.14	3
SEC OTHER	.01	2
ADMIN TOTAL	1.17	4
PAYROLL	.47	4
MGMT FEES	.48	4
PROF FEES	.19	2
GEN OFC EXP	.10	4
OTHER ADM EXP	.04	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.35	4
REAL ESTATE TAX	1.22	4
BUILDING INS	.14	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.73	4
ADV/PROMOTION	.06	4
COMMISSIONS	.09	3
PROF FEES	.55	4
TENANT ALTS	.64	4
BUY-OUTS		
OTHER LEASING	.81	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.73	4
CLEANING		
REPAIR/MAINT	.29	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.47	4
TOTAL CONTRACTS	1.05	4
CLEANING	.55	4
REPAIR/MAINT	.18	3
RDS/GROUNDS	.25	4
SECURITY	.14	3
ADMINISTRATIVE	.57	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,183,918 SQ. FT.				1,183,918 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					14.78	12.36	11.44	18.03
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	14.81	12.36	11.44	18.10				
NET PARKING INC	4	.09	.07	.01	.15				
MISCELLANEOUS	5	.12	.06	.06	.22				
TOTAL INCOME	5	15.01	12.47	11.73	18.23				
EXPENSE									
CLEANING	6	.73	.72	.67	.74	.73	.72	.67	.74
REPAIR-MAINT	6	.61	.76	.27	.91	.61	.76	.27	.91
UTILITIES	6	1.73	1.54	1.40	2.50	1.73	1.54	1.40	2.50
RDS/GRNDS/SEC	6	.49	.34	.27	.45	.49	.34	.27	.45
ADMINISTRATIVE	6	1.31	1.09	.91	1.83	1.31	1.09	.91	1.83
TOTAL OPER EXP	6	4.87	4.53	4.48	4.57	4.87	4.53	4.48	4.57
FIXED EXPENSES	6	1.66	1.71	1.47	1.80	1.66	1.71	1.47	1.80
TOTAL OPER+FIX	6	6.53	6.24	5.95	6.41	6.53	6.24	5.95	6.41
LEASING EXP	3	1.40	.26						
TOTAL PAYROLL	6	.65	.64	.59	.69				
TOTAL CONTRACT	6	1.16	.98	.92	1.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5946	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	264	4
AVG % OFFICE OCCUPANCY	87.3	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	21.30	3
AVG NET PRKNG INC/STALL	27.21	2
RENTABLE/GROSS SQFT	.90	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	6
PAYROLL		
CONTRACT	.63	6
SUP/MAT/MISC		
TRASH REMOVAL	.09	5
REPR/MAINT TOTAL	.61	6
PAYROLL	.28	3
ELEVATOR	.11	6
HVAC	.17	6
ELECTRICAL	.03	6
STRUCT/ROOF	.03	3
PLUMBING	.01	5
FIRE/LIFE SFTY	.02	5
OTHER MAINT/SUP	.14	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.73	6
ELECTRICAL	1.64	6
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	5
RDS/GNDS/SEC TOTAL	.49	6
RDS/GNDS TOTAL	.20	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.17	6
RDS/GNDS OTHER	.03	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	6
SEC PAYROLL		
SEC CONTRACTS	.29	6
SEC OTHER		
ADMIN TOTAL	1.31	6
PAYROLL	.53	5
MGMT FEES	.54	5
PROF FEES	.04	6
GEN OFC EXP	.22	6
OTHER ADM EXP	.11	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.65	6
REAL ESTATE TAX	1.45	6
BUILDING INS	.19	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.40	3
ADV/PROMOTION	.17	3
COMMISSIONS		
PROF FEES	.30	3
TENANT ALTS	.90	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.65	6
CLEANING		
REPAIR/MAINT	.28	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.53	5
TOTAL CONTRACTS	1.16	6
CLEANING	.63	6
REPAIR/MAINT		
RDS/GROUNDS	.17	6
SECURITY	.29	6
ADMINISTRATIVE	.49	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Toledo, OH

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	1,979,869 SQ. FT.				1,938,735 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	10					9.56	9.74	7.14	11.08
RETAIL AREA	2	8.74	9.36						
OTHER AREA									
TOTAL RENT	10	9.56	9.74	7.15	11.09				
NET PARKING INC									
MISCELLANEOUS	5	.03	.03						
TOTAL INCOME	10	9.66	9.74	7.66	11.09				
EXPENSE									
CLEANING	14	1.02	1.10	.95	1.24	1.02	1.10	.95	1.24
REPAIR-MAINT	14	1.78	1.74	1.55	1.83	1.79	1.74	1.55	1.83
UTILITIES	14	2.44	2.47	2.13	3.25	2.45	2.48	2.13	3.25
RDS/GRNDS/SEC	14	.60	.49	.39	.66	.61	.49	.40	.68
ADMINISTRATIVE	12	.38	.35	.17	.58	.39	.37	.17	.58
TOTAL OPER EXP	14	6.20	6.13	5.41	6.69	6.33	6.22	5.48	6.69
FIXED EXPENSES	14	.96	1.07	.66	1.28	.98	1.07	.67	1.28
TOTAL OPER+FIX	14	7.16	7.32	6.02	7.60	7.31	7.47	6.14	7.66
LEASING EXP	6	.07	.04	.02	.09				
TOTAL PAYROLL	14	1.19	1.15	.66	1.38				
TOTAL CONTRACT	14	1.77	2.06	1.14	2.38				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7739	11
AVG SQFT/RETAIL TENANT	1786	2
AVG SQFT/OFFICE WORKER	323	10
AVG % OFFICE OCCUPANCY	89.7	11
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	13.63	10
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.86	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.01	14
PAYROLL		
CONTRACT	.89	13
SUP/MAT/MISC	.07	10
TRASH REMOVAL	.05	14
REPR/MAINT TOTAL	1.78	14
PAYROLL	.82	14
ELEVATOR	.27	14
HVAC	.27	11
ELECTRICAL	.14	10
STRUCT/ROOF	.06	5
PLUMBING	.03	10
FIRE/LIFE SFTY	.04	10
OTHER MAINT/SUP	.19	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.44	14
ELECTRICAL	2.12	14
GAS	.26	13
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	14
RDS/GNDS/SEC TOTAL	.60	14
RDS/GNDS TOTAL	.04	10
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	5
RDS/GNDS OTHER	.02	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.57	14
SEC PAYROLL		
SEC CONTRACTS	.38	14
SEC OTHER	.03	4
ADMIN TOTAL	.38	12
PAYROLL	.30	6
MGMT FEES	.12	9
PROF FEES	.20	3
GEN OFC EXP	.06	7
OTHER ADM EXP	.01	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.96	14
REAL ESTATE TAX	.88	14
BUILDING INS	.11	11
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.07	6
ADV/PROMOTION	.01	4
COMMISSIONS	.06	2
PROF FEES		
TENANT ALTS	.05	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.19	14
CLEANING		
REPAIR/MAINT	.82	14
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.30	6
TOTAL CONTRACTS	1.77	14
CLEANING	.89	13
REPAIR/MAINT	.81	7
RDS/GROUNDS	.03	5
SECURITY	.38	14
ADMINISTRATIVE	.16	11

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	123,835 SQ. FT.				123,835 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					9.62	8.95	7.66	10.60
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	9.62	8.95	7.66	10.60				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	9.62	8.95	7.66	10.60				
EXPENSE									
CLEANING	4	1.17	1.24	1.08	1.33	1.17	1.24	1.08	1.33
REPAIR-MAINT	4	1.45	1.55	1.26	1.67	1.45	1.55	1.26	1.67
UTILITIES	4	2.53	2.13	1.91	2.85	2.53	2.13	1.91	2.85
RDS/GRNDS/SEC	4	.19	.21	.02	.40	.19	.21	.02	.40
ADMINISTRATIVE	2	.45	.45			.45	.45		
TOTAL OPER EXP	4	5.63	5.41	5.00	5.98	5.63	5.41	5.00	5.98
FIXED EXPENSES	4	.98	.97	.75	1.09	.98	.97	.75	1.09
TOTAL OPER+FIX	4	6.61	6.28	5.74	7.07	6.61	6.28	5.74	7.07
LEASING EXP	4	.06	.02	.02	.09				
TOTAL PAYROLL	4	1.00	.87	.66	1.52				
TOTAL CONTRACT	4	.97	1.14	.36	1.58				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3282	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	210	4
AVG % OFFICE OCCUPANCY	92.8	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.45	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.17	4
PAYROLL		
CONTRACT	.98	3
SUP/MAT/MISC		
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	1.45	4
PAYROLL	.72	4
ELEVATOR	.22	4
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.41	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.53	4
ELECTRICAL	2.15	4
GAS	.28	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	4
RDS/GNDS/SEC TOTAL	.19	4
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.19	4
SEC PAYROLL		
SEC CONTRACTS	.19	4
SEC OTHER		
ADMIN TOTAL	.45	2
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP	.33	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.98	4
REAL ESTATE TAX	.78	4
BUILDING INS	.19	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.06	4
ADV/PROMOTION	.02	3
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.00	4
CLEANING		
REPAIR/MAINT	.72	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.97	4
CLEANING	.98	3
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.19	4
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Toledo, OH

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	956,670 SQ. FT.				945,955 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					9.51	10.36		
RETAIL AREA	2	8.74	9.36						
OTHER AREA									
TOTAL RENT	3	9.55	10.36						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	9.55	10.36						
EXPENSE									
CLEANING	4	1.14	1.16	.97	1.36	1.15	1.17	.98	1.37
REPAIR-MAINT	4	1.87	1.77	1.67	2.05	1.89	1.77	1.68	2.08
UTILITIES	4	2.77	2.53	2.33	3.34	2.79	2.57	2.34	3.38
RDS/GRNDS/SEC	4	.60	.62	.45	.77	.60	.62	.46	.77
ADMINISTRATIVE	4	.42	.31	.14	.76	.42	.32	.15	.76
TOTAL OPER EXP	4	6.79	6.19	6.09	7.76	6.86	6.32	6.13	7.85
FIXED EXPENSES	4	1.00	1.26	.56	1.48	1.01	1.28	.58	1.50
TOTAL OPER + FIX	4	7.79	7.49	6.70	9.19	7.87	7.65	6.81	9.24
LEASING EXP	2	.07	.07						
TOTAL PAYROLL	4	1.05	1.20	.85	1.28				
TOTAL CONTRACT	4	2.45	2.38	2.17	2.79				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10233	4
AVG SQFT/RETAIL TENANT	1788	2
AVG SQFT/OFFICE WORKER	360	3
AVG % OFFICE OCCUPANCY	88.7	4
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	14.49	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.85	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.12**	**4**
PAYROLL		
CONTRACT	1.01	4
SUP/MAT/MISC	.07	4
TRASH REMOVAL	.05	4
REPR/MAINT TOTAL	**1.87**	**4**
PAYROLL	.87	4
ELEVATOR	.32	4
HVAC	.25	4
ELECTRICAL	.13	4
STRUCT/ROOF	.05	2
PLUMBING	.03	4
FIRE/LIFE SFTY	.06	3
OTHER MAINT/SUP	.20	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.77**	**4**
ELECTRICAL	2.50	4
GAS	.29	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	**.60**	**4**
RDS/GNDS TOTAL	.02	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.58	4
SEC PAYROLL		
SEC CONTRACTS	.58	4
SEC OTHER		
ADMIN TOTAL	**.42**	**4**
PAYROLL	.38	2
MGMT FEES	.11	3
PROF FEES	.23	2
GEN OFC EXP	.03	4
OTHER ADM EXP	.02	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.00**	**4**
REAL ESTATE TAX	.92	4
BUILDING INS	.08	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.07**	**2**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.05	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.05**	**4**
CLEANING		
REPAIR/MAINT	.87	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.38	2
TOTAL CONTRACTS	**2.45**	**4**
CLEANING	1.01	4
REPAIR/MAINT	.85	4
RDS/GROUNDS		
SECURITY	.58	4
ADMINISTRATIVE	.19	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Tucson, AZ

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	623,608 SQ. FT.				577,432 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					10.23	10.46		
RETAIL AREA	2	11.00	9.81						
OTHER AREA									
TOTAL RENT	3	11.85	12.04						
NET PARKING INC									
MISCELLANEOUS	2	.93	1.00						
TOTAL INCOME	3	12.82	13.91						
EXPENSE									
CLEANING	3	.60	.60			.61	.61		
REPAIR-MAINT	3	1.01	.94			1.09	.99		
UTILITIES	3	1.82	2.01			1.86	2.08		
RDS/GRNDS/SEC	3	.38	.35			.41	.41		
ADMINISTRATIVE	3	.92	.84			1.00	.94		
TOTAL OPER EXP	3	4.74	4.65			5.11	5.47		
FIXED EXPENSES	3	2.04	2.42			2.20	2.59		
TOTAL OPER + FIX	3	6.77	7.01			7.31	7.26		
LEASING EXP	3	2.81	2.46						
TOTAL PAYROLL	3	1.06	.98						
TOTAL CONTRACT	3	.69	.69						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6440	3
AVG SQFT/RETAIL TENANT	4215	3
AVG SQFT/OFFICE WORKER	330	3
AVG % OFFICE OCCUPANCY	75.8	3
AVG % RETAIL OCCUPANCY	91.3	3
AVG $ RATE YR-END RENT	17.62	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.94	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.60**	**3**
PAYROLL		
CONTRACT	.46	3
SUP/MAT/MISC	.04	3
TRASH REMOVAL	.02	2
REPR/MAINT TOTAL	**1.01**	**3**
PAYROLL	.44	3
ELEVATOR	.12	3
HVAC	.17	3
ELECTRICAL	.06	3
STRUCT/ROOF		
PLUMBING	.02	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.19	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.82**	**3**
ELECTRICAL	1.69	3
GAS	.06	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	3
RDS/GNDS/SEC TOTAL	**.38**	**3**
RDS/GNDS TOTAL	.13	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.25	3
SEC PAYROLL		
SEC CONTRACTS	.17	3
SEC OTHER		
ADMIN TOTAL	**.92**	**3**
PAYROLL	.40	3
MGMT FEES	.33	3
PROF FEES	.08	2
GEN OFC EXP	.11	3
OTHER ADM EXP	.05	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.04**	**3**
REAL ESTATE TAX	1.93	3
BUILDING INS	.10	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**2.81**	**3**
ADV/PROMOTION	.01	2
COMMISSIONS	.18	3
PROF FEES	.54	2
TENANT ALTS	2.29	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.06**	**3**
CLEANING		
REPAIR/MAINT	.44	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.40	3
TOTAL CONTRACTS	**.69**	**3**
CLEANING	.46	3
REPAIR/MAINT		
RDS/GROUNDS	.07	3
SECURITY	.17	3
ADMINISTRATIVE	.38	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Tucson, AZ

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	623,608 SQ. FT.				577,432 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					10.23	10.46		
RETAIL AREA	2	11.00	9.81						
OTHER AREA									
TOTAL RENT	3	11.85	12.04						
NET PARKING INC									
MISCELLANEOUS	2	.93	1.00						
TOTAL INCOME	3	12.82	13.91						
EXPENSE									
CLEANING	3	.60	.60			.61	.61		
REPAIR-MAINT	3	1.01	.94			1.09	.99		
UTILITIES	3	1.82	2.01			1.86	2.08		
RDS/GRNDS/SEC	3	.38	.35			.41	.41		
ADMINISTRATIVE	3	.92	.84			1.00	.94		
TOTAL OPER EXP	3	4.74	4.65			5.11	5.47		
FIXED EXPENSES	3	2.04	2.42			2.20	2.59		
TOTAL OPER+FIX	3	6.77	7.01			7.31	7.26		
LEASING EXP	3	2.81	2.46						
TOTAL PAYROLL	3	1.06	.98						
TOTAL CONTRACT	3	.69	.69						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6440	3
AVG SQFT/RETAIL TENANT	4215	3
AVG SQFT/OFFICE WORKER	330	3
AVG % OFFICE OCCUPANCY	75.8	3
AVG % RETAIL OCCUPANCY	91.3	3
AVG $ RATE YR-END RENT	17.62	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.94	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.60	3
PAYROLL		
CONTRACT	.46	3
SUP/MAT/MISC	.04	3
TRASH REMOVAL	.02	2
REPR/MAINT TOTAL	1.01	3
PAYROLL	.44	3
ELEVATOR	.12	3
HVAC	.17	3
ELECTRICAL	.06	3
STRUCT/ROOF		
PLUMBING	.02	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.19	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.82	3
ELECTRICAL	1.69	3
GAS	.06	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	3
RDS/GNDS/SEC TOTAL	.38	3
RDS/GNDS TOTAL	.13	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.25	3
SEC PAYROLL		
SEC CONTRACTS	.17	3
SEC OTHER		
ADMIN TOTAL	.92	3
PAYROLL	.40	3
MGMT FEES	.33	3
PROF FEES	.08	2
GEN OFC EXP	.11	3
OTHER ADM EXP	.05	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.04	3
REAL ESTATE TAX	1.93	3
BUILDING INS	.10	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.81	3
ADV/PROMOTION	.01	2
COMMISSIONS	.18	3
PROF FEES	.54	2
TENANT ALTS	2.29	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.06	3
CLEANING		
REPAIR/MAINT	.44	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.40	3
TOTAL CONTRACTS	.69	3
CLEANING	.46	3
REPAIR/MAINT		
RDS/GROUNDS	.07	3
SECURITY	.17	3
ADMINISTRATIVE	.38	3

*TOTAL BUILDIN 1 RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	25 BLDS	921,626 SQ. FT.				921,626 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	25					10.17	8.82	7.66	11.49
RETAIL AREA									
OTHER AREA									
TOTAL RENT	25	10.18	8.83	7.86	11.49				
NET PARKING INC	20	.07	.04	.03	.09				
MISCELLANEOUS	24	.25	.13	.06	.65				
TOTAL INCOME	25	10.46	9.14	8.13	11.54				
EXPENSE									
CLEANING	20	.61	.56	.52	.65	.61	.56	.52	.65
REPAIR-MAINT	25	.66	.68	.34	.75	.66	.68	.34	.75
UTILITIES	20	1.58	1.51	1.37	1.90	1.58	1.51	1.37	1.90
RDS/GRNDS/SEC	25	.33	.26	.13	.45	.33	.26	.13	.45
ADMINISTRATIVE	25	.95	.97	.82	1.24	.95	.97	.82	1.24
TOTAL OPER EXP	20	4.14	4.27	3.73	4.45	4.14	4.27	3.73	4.45
FIXED EXPENSES	25	1.83	1.70	1.22	1.90	1.83	1.70	1.22	1.90
TOTAL OPER+FIX	20	5.97	5.85	4.70	6.49	5.97	5.85	4.70	6.49
LEASING EXP	25	.98	.91	.68	1.44				
TOTAL PAYROLL	13	.78	.59	.48	1.01				
TOTAL CONTRACT	25	.86	.73	.67	.90				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3799	24
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	283	17
AVG % OFFICE OCCUPANCY	68.2	24
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.96	19
AVG NET PRKNG INC/STALL	16.36	18
RENTABLE/GROSS SQFT	.93	18

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.61	20
PAYROLL		
CONTRACT	.45	20
SUP/MAT/MISC	.06	14
TRASH REMOVAL	.02	10
REPR/MAINT TOTAL	.66	25
PAYROLL	.21	13
ELEVATOR	.10	25
HVAC	.15	25
ELECTRICAL	.04	25
STRUCT/ROOF	.01	12
PLUMBING	.01	25
FIRE/LIFE SFTY	.03	14
OTHER MAINT/SUP	.17	25

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.58	20
ELECTRICAL	1.47	20
GAS	.04	11
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL	.08	2
WATER/SEWER	.10	18
RDS/GNDS/SEC TOTAL	.33	25
RDS/GNDS TOTAL	.19	25
RDS/GNDS PAYRL	.08	2
RDS/GNDS CONTR	.14	25
RDS/GNDS OTHER	.06	13

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.14	22
SEC PAYROLL		
SEC CONTRACTS	.14	22
SEC OTHER		
ADMIN TOTAL	.95	25
PAYROLL	.42	13
MGMT FEES	.27	25
PROF FEES	.13	17
GEN OFC EXP	.12	18
OTHER ADM EXP	.13	20

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.83	25
REAL ESTATE TAX	1.71	25
BUILDING INS	.07	20
PERS PROP TAX		
OTHER TAX	.08	13
LEASING EXPENSES	.98	25
ADV/PROMOTION	.07	16
COMMISSIONS	.34	11
PROF FEES	.41	25
TENANT ALTS	1.75	10
BUY-OUTS		
OTHER LEASING	.05	9

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.78	13
CLEANING		
REPAIR/MAINT	.21	13
RDS/GROUNDS	.08	2
SECURITY		
ADMINISTRATIVE	.42	13
TOTAL CONTRACTS	.86	25
CLEANING	.45	20
REPAIR/MAINT	.19	20
RDS/GROUNDS	.14	25
SECURITY	.14	22
ADMINISTRATIVE	.39	25

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Tulsa, OK

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	4,673,736 SQ. FT.				4,589,273 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					11.10	9.22	7.33	10.33
RETAIL AREA	3	9.15	5.45						
OTHER AREA									
TOTAL RENT	10	11.09	9.20	7.27	10.43				
NET PARKING INC	5	.18	.26	.08	.32				
MISCELLANEOUS	5	.02	.02	.01	.06				
TOTAL INCOME	10	11.20	9.20	7.57	10.86				
EXPENSE									
CLEANING	12	.75	.66	.61	.82	.76	.66	.61	.83
REPAIR-MAINT	12	1.27	1.12	.78	1.72	1.29	1.12	.78	1.84
UTILITIES	12	2.07	1.62	1.29	1.96	2.10	1.62	1.29	1.96
RDS/GRNDS/SEC	12	.33	.30	.24	.38	.33	.30	.24	.38
ADMINISTRATIVE	12	.73	.63	.36	.97	.74	.63	.37	1.05
TOTAL OPER EXP	12	5.15	4.69	3.72	5.50	5.24	4.81	3.72	5.57
FIXED EXPENSES	10	.79	.75	.42	.89	.81	.76	.42	.91
TOTAL OPER+FIX	10	5.99	5.17	4.13	6.49	6.13	5.27	4.14	6.49
LEASING EXP	12	.44	.26	.08	.97				
TOTAL PAYROLL	11	1.08	.92	.79	1.30				
TOTAL CONTRACT	11	.89	.80	.61	.94				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10932	9
AVG SQFT/RETAIL TENANT	1643	4
AVG SQFT/OFFICE WORKER	381	9
AVG % OFFICE OCCUPANCY	88.7	12
AVG % RETAIL OCCUPANCY	100.0	5
AVG $ RATE YR-END RENT	11.81	10
AVG NET PRKNG INC/STALL	172.47	5
RENTABLE/GROSS SQFT	.85	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.75	12
PAYROLL	.55	2
CONTRACT	.64	11
SUP/MAT/MISC	.08	10
TRASH REMOVAL	.03	11
REPR/MAINT TOTAL	1.27	12
PAYROLL	.50	9
ELEVATOR	.24	12
HVAC	.21	12
ELECTRICAL	.13	10
STRUCT/ROOF	.01	2
PLUMBING	.03	10
FIRE/LIFE SFTY	.03	8
OTHER MAINT/SUP	.22	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.12	10
ELECTRICAL	1.23	10
GAS	.07	6
FUEL OIL		
PURCH STEAM	.44	3
PURCH CH WTR	.61	5
COAL		
WATER/SEWER	.06	10
RDS/GNDS/SEC TOTAL	.33	12
RDS/GNDS TOTAL	.05	12
RDS/GNDS PAYRL	.03	2
RDS/GNDS CONTR	.04	10
RDS/GNDS OTHER	.01	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.28	12
SEC PAYROLL	.29	5
SEC CONTRACTS	.20	8
SEC OTHER		
ADMIN TOTAL	.73	12
PAYROLL	.35	10
MGMT FEES	.33	9
PROF FEES	.09	8
GEN OFC EXP	.08	10
OTHER ADM EXP	.06	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.79	10
REAL ESTATE TAX	.65	10
BUILDING INS	.13	9
PERS PROP TAX	.64	3
OTHER TAX	.10	3
LEASING EXPENSES	.44	12
ADV/PROMOTION	.06	6
COMMISSIONS	.02	4
PROF FEES	.17	6
TENANT ALTS	.33	8
BUY-OUTS		
OTHER LEASING	.18	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.08	11
CLEANING	.55	2
REPAIR/MAINT	.50	9
RDS/GROUNDS	.03	2
SECURITY	.29	5
ADMINISTRATIVE	.35	10
TOTAL CONTRACTS	.89	11
CLEANING	.64	11
REPAIR/MAINT	.77	2
RDS/GROUNDS	.04	10
SECURITY	.20	8
ADMINISTRATIVE	.34	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,108,955 SQ. FT.				1,092,363 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					8.94	8.90	7.36	10.02
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	8.99	8.92	7.36	10.09				
NET PARKING INC	2	.30	.30						
MISCELLANEOUS	3	.05	.02						
TOTAL INCOME	4	9.13	8.94	7.37	10.31				
EXPENSE									
CLEANING	5	.73	.63	.56	.90	.73	.63	.56	.90
REPAIR-MAINT	5	1.54	1.62	.50	2.17	1.56	1.62	.50	2.25
UTILITIES	5	1.43	1.48	1.15	1.71	1.43	1.48	1.15	1.71
RDS/GRNDS/SEC	5	.32	.32	.22	.38	.32	.32	.23	.38
ADMINISTRATIVE	5	.78	.50	.36	1.27	.79	.51	.37	1.27
TOTAL OPER EXP	5	4.80	4.70	3.65	5.50	4.88	4.89	3.65	5.57
FIXED EXPENSES	5	.71	.74	.40	.96	.72	.75	.41	.97
TOTAL OPER+FIX	5	5.51	5.26	4.36	6.25	5.59	5.29	4.45	6.33
LEASING EXP	5	.49	.32	.15	.94				
TOTAL PAYROLL	5	1.01	.84	.26	1.67				
TOTAL CONTRACT	5	.86	.92	.53	1.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10229	4
AVG SQFT/RETAIL TENANT	3318	2
AVG SQFT/OFFICE WORKER	337	3
AVG % OFFICE OCCUPANCY	80.5	5
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	9.35	4
AVG NET PRKNG INC/STALL	166.16	2
RENTABLE/GROSS SQFT	.93	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	5
PAYROLL		
CONTRACT	.52	5
SUP/MAT/MISC	.07	4
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	1.54	5
PAYROLL	.87	3
ELEVATOR	.22	5
HVAC	.47	5
ELECTRICAL	.11	4
STRUCT/ROOF		
PLUMBING	.03	4
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.21	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.42	4
ELECTRICAL	1.20	4
GAS	.15	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	4
RDS/GNDS/SEC TOTAL	.32	5
RDS/GNDS TOTAL	.09	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	4
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	5
SEC PAYROLL		
SEC CONTRACTS	.22	5
SEC OTHER	.01	2
ADMIN TOTAL	.78	5
PAYROLL	.42	4
MGMT FEES	.36	4
PROF FEES	.05	3
GEN OFC EXP	.11	3
OTHER ADM EXP	.10	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.71	5
REAL ESTATE TAX	.54	5
BUILDING INS	.17	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.49	5
ADV/PROMOTION	.05	2
COMMISSIONS	.06	2
PROF FEES	.01	2
TENANT ALTS	.66	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.01	5
CLEANING		
REPAIR/MAINT	.87	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.42	4
TOTAL CONTRACTS	.85	5
CLEANING	.52	5
REPAIR/MAINT		
RDS/GROUNDS	.10	4
SECURITY	.22	5
ADMINISTRATIVE	.40	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Tulsa, OK

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,326,178 SQ. FT.				2,258,307 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					10.34	9.22	8.22	12.12
RETAIL AREA	2	5.21	4.94						
OTHER AREA									
TOTAL RENT	4	10.30	9.20	8.17	12.12				
NET PARKING INC	2	.18	.17						
MISCELLANEOUS									
TOTAL INCOME	4	10.39	9.20	8.33	12.12				
EXPENSE									
CLEANING	5	.71	.67	.60	.82	.73	.67	.60	.88
REPAIR-MAINT	5	1.31	1.30	.78	1.71	1.34	1.30	.78	1.85
UTILITIES	5	1.88	1.94	1.45	2.23	1.93	1.94	1.45	2.41
RDS/GRNDS/SEC	5	.32	.26	.24	.42	.33	.26	.24	.45
ADMINISTRATIVE	5	.66	.65	.43	.50	.68	.65	.43	.98
TOTAL OPER EXP	5	4.88	4.69	3.72	5.95	5.03	4.73	3.72	6.44
FIXED EXPENSES	3	.84	.89			.88	.91		
TOTAL OPER+FIX	3	5.64	4.95			5.94	4.95		
LEASING EXP	5	.61	.89	.05	1.15				
TOTAL PAYROLL	5	1.19	1.19	.79	1.49				
TOTAL CONTRACT	4	.99	.71	.58	1.35				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	30516	5
AVG SQFT/RETAIL TENANT	613	2
AVG SQFT/OFFICE WORKER	436	5
AVG % OFFICE OCCUPANCY	89.2	5
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	11.18	5
AVG NET PRKNG INC/STALL	101.63	2
RENTABLE/GROSS SQFT	.88	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	5
PAYROLL		
CONTRACT	.61	4
SUP/MAT/MISC	.06	5
TRASH REMOVAL	.04	5
REPR/MAINT TOTAL	1.31	5
PAYROLL	.47	5
ELEVATOR	.23	5
HVAC	.17	5
ELECTRICAL	.19	5
STRUCT/ROOF		
PLUMBING	.03	5
FIRE/LIFE SFTY	.03	5
OTHER MAINT/SUP	.18	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.88	5
ELECTRICAL	1.19	5
GAS	.03	3
FUEL OIL		
PURCH STEAM	.20	2
PURCH CH WTR	.64	4
COAL		
WATER/SEWER	.07	5
RDS/GNDS/SEC TOTAL	.32	5
RDS/GNDS TOTAL	.04	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	4
RDS/GNDS OTHER	.01	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.28	5
SEC PAYROLL	.25	4
SEC CONTRACTS	.18	2
SEC OTHER		
ADMIN TOTAL	.66	5
PAYROLL	.39	5
MGMT FEES	.20	3
PROF FEES	.10	4
GEN OFC EXP	.05	5
OTHER ADM EXP	.03	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.84	3
REAL ESTATE TAX	.67	3
BUILDING INS	.13	4
PERS PROP TAX	.73	2
OTHER TAX	.10	3
LEASING EXPENSES	.61	5
ADV/PROMOTION	.09	2
COMMISSIONS		
PROF FEES	.20	4
TENANT ALTS	.41	4
BUY-OUTS		
OTHER LEASING	.18	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.19	5
CLEANING		
REPAIR/MAINT	.47	5
RDS/GROUNDS		
SECURITY	.25	4
ADMINISTRATIVE	.39	5
TOTAL CONTRACTS	.99	4
CLEANING	.61	4
REPAIR/MAINT		
RDS/GROUNDS	.03	4
SECURITY	.18	2
ADMINISTRATIVE	.24	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	55 BLDS	4,259,219 SQ. FT.				4,245,023 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	23					9.25	8.08	6.67	9.00
RETAIL AREA									
OTHER AREA									
TOTAL RENT	23	9.24	8.30	6.67	9.00				
NET PARKING INC	4	.15	.13	.05	.22				
MISCELLANEOUS	10	.13	.02	.01	.11				
TOTAL INCOME	23	9.39	8.52	6.67	9.20				
EXPENSE									
CLEANING	55	1.15	.66	.58	.80	1.15	.66	.58	.80
REPAIR-MAINT	55	1.35	.99	.68	1.32	1.35	.99	.68	1.32
UTILITIES	55	1.84	1.50	1.42	1.89	1.84	1.50	1.42	1.89
RDS/GRNDS/SEC	55	.61	.30	.24	.55	.61	.30	.24	.56
ADMINISTRATIVE	55	.71	.62	.54	.77	.71	.62	.54	.77
TOTAL OPER EXP	55	5.66	4.16	3.71	5.14	5.68	4.16	3.71	5.18
FIXED EXPENSES	55	.58	.55	.47	.62	.58	.55	.47	.62
TOTAL OPER+FIX	55	6.24	4.68	4.22	5.66	6.26	4.68	4.22	5.71
LEASING EXP	53	.82	.56	.11	1.06				
TOTAL PAYROLL	53	1.71	.65	.50	.71				
TOTAL CONTRACT	55	.85	.83	.74	1.09				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6809	23
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	348	51
AVG % OFFICE OCCUPANCY	88.9	54
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.09	20
AVG NET PRKNG INC/STALL	58.13	3
RENTABLE/GROSS SQFT	.90	48

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.15	55
PAYROLL		
CONTRACT	.49	55
SUP/MAT/MISC	.11	53
TRASH REMOVAL	.04	54
REPR/MAINT TOTAL	1.35	55
PAYROLL	.67	51
ELEVATOR	.15	18
HVAC	.30	55
ELECTRICAL	.07	54
STRUCT/ROOF	.03	43
PLUMBING	.01	20
FIRE/LIFE SFTY	.03	16
OTHER MAINT/SUP	.22	55

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.84	55
ELECTRICAL	1.59	55
GAS	.14	50
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	55
RDS/GNDS/SEC TOTAL	.61	55
RDS/GNDS TOTAL	.29	55
RDS/GNDS PAYRL	.13	32
RDS/GNDS CONTR	.16	53
RDS/GNDS OTHER	.12	44

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	52
SEC PAYROLL	.24	35
SEC CONTRACTS	.18	49
SEC OTHER	.07	35
ADMIN TOTAL	.71	55
PAYROLL	.36	50
MGMT FEES	.33	22
PROF FEES	.05	14
GEN OFC EXP	.06	51
OTHER ADM EXP	.08	53

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.58	55
REAL ESTATE TAX	.50	55
BUILDING INS	.08	54
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.82	53
ADV/PROMOTION	.07	20
COMMISSIONS	.18	36
PROF FEES	.30	15
TENANT ALTS	.61	46
BUY-OUTS		
OTHER LEASING	.02	35

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.71	53
CLEANING		
REPAIR/MAINT	.67	51
RDS/GROUNDS	.13	32
SECURITY	.24	35
ADMINISTRATIVE	.36	50
TOTAL CONTRACTS	.85	55
CLEANING	.49	55
REPAIR/MAINT	.19	9
RDS/GROUNDS	.16	53
SECURITY	.18	49
ADMINISTRATIVE	.35	23

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Tulsa, OK

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	115,146 SQ. FT.				115,146 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					9.29	9.21		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	9.29	9.21						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	9.29	9.21						
EXPENSE									
CLEANING	3	.78	.75			.78	.75		
REPAIR-MAINT	3	.71	.68			.71	.68		
UTILITIES	3	1.83	1.49			1.83	1.49		
RDS/GRNDS/SEC	3	.31	.30			.31	.30		
ADMINISTRATIVE	3	.79	.66			.79	.66		
TOTAL OPER EXP	3	4.42	4.02			4.42	4.02		
FIXED EXPENSES	3	.50	.55			.50	.55		
TOTAL OPER+FIX	3	4.92	4.65			4.92	4.65		
LEASING EXP	3	1.07	.64						
TOTAL PAYROLL	3	.59	.70						
TOTAL CONTRACT	3	.96	.99						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4267	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	180	3
AVG % OFFICE OCCUPANCY	93.1	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.74	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.78	3
PAYROLL		
CONTRACT	.71	3
SUP/MAT/MISC	.03	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	.71	3
PAYROLL	.35	3
ELEVATOR	.06	2
HVAC	.10	3
ELECTRICAL	.03	3
STRUCT/ROOF	.01	3
PLUMBING	.01	3
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.13	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.83	3
ELECTRICAL	1.62	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATEP/SEWER	.12	3
RDS/GNDS/SEC TOTAL	.31	3
RDS/GNDS TOTAL	.29	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.22	3
RDS/GNDS OTHER	.07	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.03	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.79	3
PAYROLL	.23	3
MGMT FEES	.41	3
PROF FEES		
GEN OFC EXP	.02	2
OTHER ADM EXP	.05	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.50	3
REAL ESTATE TAX	.41	3
BUILDING INS	.08	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.07	3
ADV/PROMOTION	.07	3
COMMISSIONS		
PROF FEES	.30	2
TENANT ALTS	1.08	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.59	3
CLEANING		
REPAIR/MAINT	.35	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.23	3
TOTAL CONTRACTS	.96	3
CLEANING	.71	3
REPAIR/MAINT		
RDS/GROUNDS	.22	3
SECURITY		
ADMINISTRATIVE	.49	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	1,369,565 SQ. FT.				1,369,565 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	9					8.14	8.06	6.67	8.71
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	8.22	8.30	6.67	8.71				
NET PARKING INC	2	.10	.09						
MISCELLANEOUS	4	.28	.08	.02	.48				
TOTAL INCOME	9	8.35	8.60	6.67	9.01				
EXPENSE									
CLEANING	10	.73	.66	.55	.72	.73	.66	.55	.72
REPAIR-MAINT	10	1.13	1.12	.67	1.34	1.13	1.12	.67	1.34
UTILITIES	10	1.65	1.54	1.48	1.75	1.65	1.54	1.48	1.75
RDS/GRNDS/SEC	10	.44	.24	.20	.37	.44	.24	.20	.37
ADMINISTRATIVE	10	.68	.61	.51	.72	.68	.61	.51	.72
TOTAL OPER EXP	10	4.63	4.22	3.40	4.48	4.63	4.22	3.40	4.48
FIXED EXPENSES	10	.51	.48	.46	.55	.51	.48	.46	.55
TOTAL OPER+FIX	10	5.14	4.71	3.93	5.10	5.14	4.71	3.93	5.10
LEASING EXP	8	.44	.22	.10	.87				
TOTAL PAYROLL	10	.61	.62	.54	.68				
TOTAL CONTRACT	10	1.08	.82	.71	.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5832	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	307	8
AVG % OFFICE OCCUPANCY	81.5	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.13	9
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	10
PAYROLL		
CONTRACT	.65	10
SUP/MAT/MISC	.06	8
TRASH REMOVAL	.04	9
REPR/MAINT TOTAL	1.13	10
PAYROLL	.35	8
ELEVATOR	.16	10
HVAC	.40	10
ELECTRICAL	.07	9
STRUCT/ROOF	.02	4
PLUMBING	.02	8
FIRE/LIFE SFTY	.04	8
OTHER MAINT/SUP	.19	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.65	10
ELECTRICAL	1.46	10
GAS	.12	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	10
RDS/GNDS/SEC TOTAL	.44	10
RDS/GNDS TOTAL	.25	10
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.22	10
RDS/GNDS OTHER	.09	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	8
SEC PAYROLL		
SEC CONTRACTS	.24	7
SEC OTHER	.01	3
ADMIN TOTAL	.68	10
PAYROLL	.31	10
MGMT FEES	.31	8
PROF FEES	.03	6
GEN OFC EXP	.05	7
OTHER ADM EXP	.08	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.51	10
REAL ESTATE TAX	.43	10
BUILDING INS	.08	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.44	8
ADV/PROMOTION	.05	7
COMMISSIONS	.05	3
PROF FEES	.09	5
TENANT ALTS	.53	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.61	10
CLEANING		
REPAIR/MAINT	.35	8
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.31	10
TOTAL CONTRACTS	1.08	10
CLEANING	.65	10
REPAIR/MAINT	.17	2
RDS/GROUNDS	.22	10
SECURITY	.24	7
ADMINISTRATIVE	.29	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Washington, DC

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	53 BLDS	10,083,600 SQ. FT.				9,356,312 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	50					27.96	27.06	22.70	33.29
RETAIL AREA	47	29.07	31.22	21.22	39.47				
OTHER AREA	20	9.31	11.76	8.79	14.01				
TOTAL RENT	50	27.87	26.60	22.95	33.08				
NET PARKING INC	45	1.15	1.03	.72	1.61				
MISCELLANEOUS	38	.64	.15	.03	.55				
TOTAL INCOME	50	29.36	28.74	24.48	34.50				
EXPENSE									
CLEANING	52	1.20	1.25	1.00	1.35	1.29	1.31	1.10	1.44
REPAIR-MAINT	53	1.52	1.60	1.21	2.02	1.63	1.70	1.33	2.17
UTILITIES	44	1.79	1.81	1.34	2.03	1.91	1.88	1.44	2.15
RDS/GRNDS/SEC	53	.46	.29	.15	.51	.50	.32	.16	.56
ADMINISTRATIVE	52	1.23	1.23	1.00	1.44	1.33	1.37	1.09	1.61
TOTAL OPER EXP	43	10.84	6.55	5.48	6.98	11.74	7.00	5.93	7.46
FIXED EXPENSES	53	5.56	5.42	4.67	6.36	5.99	5.87	5.05	6.86
TOTAL OPER + FIX	43	16.49	11.90	11.20	13.05	17.86	12.92	11.97	14.61
LEASING EXP	47	.78	.50	.23	.82				
TOTAL PAYROLL	52	3.93	.95	.75	1.14				
TOTAL CONTRACT	52	1.64	1.61	1.22	2.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10056	49
AVG SQFT/RETAIL TENANT	2879	42
AVG SQFT/OFFICE WORKER	314	28
AVG % OFFICE OCCUPANCY	94.0	52
AVG % RETAIL OCCUPANCY	96.7	45
AVG $ RATE YR-END RENT	29.36	36
AVG NET PRKNG INC/STALL	1261.72	21
RENTABLE/GROSS SQFT	.91	44

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.20	52
PAYROLL	.71	6
CONTRACT	.96	51
SUP/MAT/MISC	.02	40
TRASH REMOVAL	.12	47
REPR/MAINT TOTAL	1.53	53
PAYROLL	.72	50
ELEVATOR	.17	52
HVAC	.18	53
ELECTRICAL	.05	52
STRUCT/ROOF	.19	32
PLUMBING	.02	49
FIRE/LIFE SFTY	.02	48
OTHER MAINT/SUP	.29	53

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.79	44
ELECTRICAL	1.62	44
GAS	.08	18
FUEL OIL	.06	13
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	44
RDS/GNDS/SEC TOTAL	.46	53
RDS/GNDS TOTAL	.12	48
RDS/GNDS PAYRL	.21	2
RDS/GNDS CONTR	.09	30
RDS/GNDS OTHER	.09	29

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	53
SEC PAYROLL	.53	10
SEC CONTRACTS	.27	51
SEC OTHER	.04	15
ADMIN TOTAL	1.23	52
PAYROLL	.22	27
MGMT FEES	.84	52
PROF FEES	.15	48
GEN OFC EXP	.08	47
OTHER ADM EXP	.06	47

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	5.56	53
REAL ESTATE TAX	5.05	53
BUILDING INS	.21	53
PERS PROP TAX	.03	26
OTHER TAX	.39	38
LEASING EXPENSES	.78	47
ADV/PROMOTION	.05	41
COMMISSIONS	.05	27
PROF FEES	.47	41
TENANT ALTS	.21	31
BUY-OUTS		
OTHER LEASING	.30	26

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	3.93	52
CLEANING	.71	6
REPAIR/MAINT	.72	50
RDS/GROUNDS	.21	2
SECURITY	.53	10
ADMINISTRATIVE	.22	27
TOTAL CONTRACTS	1.64	52
CLEANING	.96	51
REPAIR/MAINT	.58	36
RDS/GROUNDS	.09	30
SECURITY	.27	51
ADMINISTRATIVE	.97	52

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	140,730 SQ. FT.				135,208 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					19.57	22.95		
RETAIL AREA	2	36.98	35.15						
OTHER AREA									
TOTAL RENT	3	20.32	22.95						
NET PARKING INC	2	.60	.59						
MISCELLANEOUS	3	2.23	.12						
TOTAL INCOME	3	22.95	26.16						
EXPENSE									
CLEANING	3	1.06	1.20			1.11	1.20		
REPAIR-MAINT	3	1.55	1.81			1.62	1.81		
UTILITIES	3	1.32	1.37			1.37	1.41		
RDS/GRNDS/SEC	3	.40	.44			.42	.44		
ADMINISTRATIVE	3	1.34	1.48			1.39	1.62		
TOTAL OPER EXP	3	5.67	5.78			5.91	6.32		
FIXED EXPENSES	3	5.60	5.64			5.83	6.17		
TOTAL OPER + FIX	3	11.28	11.42			11.74	12.49		
LEASING EXP	2	.13	.13						
TOTAL PAYROLL	2	1.19	1.19						
TOTAL CONTRACT	3	1.48	1.61						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10011	3
AVG SQFT/RETAIL TENANT	2781	2
AVG SQFT/OFFICE WORKER	355	3
AVG % OFFICE OCCUPANCY	81.4	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	17.98	2
AVG NET PRKNG INC/STALL	317.18	2
RENTABLE/GROSS SQFT	.86	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.06	3
PAYROLL		
CONTRACT	.96	3
SUP/MAT/MISC	.01	3
TRASH REMOVAL	.09	3
REPR/MAINT TOTAL	1.56	3
PAYROLL	.93	2
ELEVATOR	.15	3
HVAC	.16	3
ELECTRICAL	.06	3
STRUCT/ROOF	.04	2
PLUMBING	.03	3
FIRE/LIFE SFTY	.09	3
OTHER MAINT/SUP	.40	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.32	3
ELECTRICAL	1.18	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	3
RDS/GNDS/SEC TOTAL	.40	3
RDS/GNDS TOTAL	.16	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.15	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	3
SEC PAYROLL		
SEC CONTRACTS	.19	3
SEC OTHER	.05	2
ADMIN TOTAL	1.34	3
PAYROLL		
MGMT FEES	.60	3
PROF FEES	.50	3
GEN OFC EXP	.05	2
OTHER ADM EXP	.04	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	5.60	3
REAL ESTATE TAX	5.36	3
BUILDING INS	.23	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.13	2
ADV/PROMOTION	.01	2
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.19	2
CLEANING		
REPAIR/MAINT	.93	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.48	3
CLEANING	.96	3
REPAIR/MAINT	.17	3
RDS/GROUNDS	.15	3
SECURITY	.19	3
ADMINISTRATIVE	1.10	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Washington, DC

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	560,178 SQ. FT.				504,474 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					28.14	26.90	25.22	33.28
RETAIL AREA	6	25.23	28.12	24.06	36.18				
OTHER AREA	3	9.27	8.26						
TOTAL RENT	7	27.80	26.84	25.66	30.76				
NET PARKING INC	7	1.52	1.42	.75	2.03				
MISCELLANEOUS	4	.39	.08	.03	.93				
TOTAL INCOME	7	29.53	29.57	27.35	31.87				
EXPENSE									
CLEANING	7	1.24	1.21	1.02	1.45	1.37	1.21	1.16	1.69
REPAIR-MAINT	7	2.02	2.17	1.60	2.41	2.23	2.33	1.84	2.82
UTILITIES	4	2.20	2.25	2.13	2.30	2.56	2.61	2.30	2.92
RDS/GRNDS/SEC	7	.25	.23	.17	.31	.27	.24	.18	.37
ADMINISTRATIVE	7	1.17	1.10	1.06	1.29	1.30	1.39	1.15	1.54
TOTAL OPER EXP	4	6.89	6.90	6.27	7.74	8.09	8.21	7.44	9.10
FIXED EXPENSES	7	5.65	5.02	4.58	5.35	6.27	5.51	5.18	6.29
TOTAL OPER+FIX	4	11.45	11.56	11.03	12.03	13.43	13.52	12.32	15.04
LEASING EXP	7	.73	.56	.41	.97				
TOTAL PAYROLL	7	1.13	1.00	.89	1.48				
TOTAL CONTRACT	7	1.91	1.76	1.66	2.41				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7177	6
AVG SQFT/RETAIL TENANT	4071	5
AVG SQFT/OFFICE WORKER	404	3
AVG % OFFICE OCCUPANCY	95.2	7
AVG % RETAIL OCCUPANCY	93.5	6
AVG $ RATE YR-END RENT	26.34	4
AVG NET PRKNG INC/STALL	913.84	2
RENTABLE/GROSS SQFT	.95	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.24	7
PAYROLL		
CONTRACT	1.10	7
SUP/MAT/MISC	.02	5
TRASH REMOVAL	.16	6
REPR/MAINT TOTAL	2.03	7
PAYROLL	1.02	7
ELEVATOR	.15	7
HVAC	.18	7
ELECTRICAL	.05	7
STRUCT/ROOF	.29	5
PLUMBING	.02	7
FIRE/LIFE SFTY	.03	7
OTHER MAINT/SUP	.37	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.20	4
ELECTRICAL	1.98	4
GAS	.12	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	4
RDS/GNDS/SEC TOTAL	.25	7
RDS/GNDS TOTAL	.06	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	6
RDS/GNDS OTHER	.04	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.19	7
SEC PAYROLL		
SEC CONTRACTS	.18	7
SEC OTHER		
ADMIN TOTAL	1.17	7
PAYROLL	.17	4
MGMT FEES	.83	7
PROF FEES	.16	7
GEN OFC EXP	.07	6
OTHER ADM EXP	.03	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	5.65	7
REAL ESTATE TAX	4.91	7
BUILDING INS	.61	7
PERS PROP TAX		
OTHER TAX	.19	5
LEASING EXPENSES	.73	7
ADV/PROMOTION	.05	5
COMMISSIONS	.04	3
PROF FEES	.55	7
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	.19	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.13	7
CLEANING		
REPAIR/MAINT	1.02	7
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.17	4
TOTAL CONTRACTS	1.91	7
CLEANING	1.10	7
REPAIR/MAINT	.71	6
RDS/GROUNDS	.05	6
SECURITY	.18	7
ADMINISTRATIVE	.99	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	36 BLDS	7,014,793 SQ. FT.				6,490,854 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	34					27.63	27.70	22.79	32.99
RETAIL AREA	32	31.45	31.51	19.85	41.33				
OTHER AREA	16	9.11	12.07	10.42	14.09				
TOTAL RENT	34	27.58	27.52	22.94	32.92				
NET PARKING INC	32	1.15	1.18	.65	1.68				
MISCELLANEOUS	25	.76	.31	.03	.81				
TOTAL INCOME	34	29.12	28.75	24.67	34.67				
EXPENSE									
CLEANING	35	1.20	1.24	.98	1.36	1.29	1.31	1.06	1.44
REPAIR-MAINT	36	1.54	1.56	1.23	2.02	1.65	1.67	1.33	2.15
UTILITIES	32	1.71	1.72	1.38	1.98	1.82	1.84	1.49	2.04
RDS/GRNDS/SEC	36	.38	.29	.15	.51	.41	.31	.16	.55
ADMINISTRATIVE	36	1.20	1.24	1.00	1.41	1.29	1.34	1.10	1.57
TOTAL OPER EXP	31	6.10	6.56	5.27	6.93	6.63	7.00	5.74	7.43
FIXED EXPENSES	36	5.60	5.43	4.71	6.64	6.06	5.87	5.15	7.13
TOTAL OPER+FIX	31	11.86	12.00	11.30	13.05	12.89	12.92	11.97	14.77
LEASING EXP	34	.92	.57	.20	1.20				
TOTAL PAYROLL	36	.93	.89	.74	1.09				
TOTAL CONTRACT	35	1.76	1.55	1.26	2.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8416	33
AVG SQFT/RETAIL TENANT	2636	28
AVG SQFT/OFFICE WORKER	323	17
AVG % OFFICE OCCUPANCY	94.7	35
AVG % RETAIL OCCUPANCY	88.5	30
AVG $ RATE YR-END RENT	28.61	24
AVG NET PRKNG INC/STALL	1228.58	15
RENTABLE/GROSS SQFT	.91	28

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.20	35
PAYROLL	.61	4
CONTRACT	1.04	34
SUP/MAT/MISC	.02	25
TRASH REMOVAL	.12	31
REPR/MAINT TOTAL	1.54	36
PAYROLL	.74	34
ELEVATOR	.18	35
HVAC	.19	36
ELECTRICAL	.05	35
STRUCT/ROOF	.21	23
PLUMBING	.02	33
FIRE/LIFE SFTY	.02	31
OTHER MAINT/SUP	.25	36

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.71	32
ELECTRICAL	1.53	32
GAS	.08	15
FUEL OIL	.05	12
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	32
RDS/GNDS/SEC TOTAL	.38	36
RDS/GNDS TOTAL	.11	32
RDS/GNDS PAYRL	.21	2
RDS/GNDS CONTR	.10	17
RDS/GNDS OTHER	.07	21

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.28	36
SEC PAYROLL	.08	7
SEC CONTRACTS	.26	35
SEC OTHER	.04	11
ADMIN TOTAL	1.20	36
PAYROLL	.20	19
MGMT FEES	.83	36
PROF FEES	.15	33
GEN OFC EXP	.06	33
OTHER ADM EXP	.05	34

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	5.60	36
REAL ESTATE TAX	5.01	36
BUILDING INS	.19	36
PERS PROP TAX		
OTHER TAX	.51	27
LEASING EXPENSES	.92	34
ADV/PROMOTION	.05	31
COMMISSIONS	.06	21
PROF FEES	.53	32
TENANT ALTS	.24	26
BUY-OUTS		
OTHER LEASING	.32	17

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.93	36
CLEANING	.61	4
REPAIR/MAINT	.74	34
RDS/GROUNDS	.21	2
SECURITY	.08	7
ADMINISTRATIVE	.20	19
TOTAL CONTRACTS	1.76	35
CLEANING	1.04	34
REPAIR/MAINT	.62	24
RDS/GROUNDS	.10	17
SECURITY	.26	35
ADMINISTRATIVE	.97	36

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Washington, DC

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,007,604 SQ. FT.				1,544,422 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					27.08	24.28		
RETAIL AREA	4	29.47	25.77	24.11	31.90				
OTHER AREA									
TOTAL RENT	3	27.16	24.18						
NET PARKING INC	3	.97	1.02						
MISCELLANEOUS	3	.36	.51						
TOTAL INCOME	3	28.49	25.03						
EXPENSE									
CLEANING	4	1.15	1.27	.99	1.31	1.19	1.32	1.02	1.37
REPAIR-MAINT	4	1.53	1.56	1.21	1.83	1.58	1.61	1.27	1.88
UTILITIES	4	2.28	1.84	1.37	3.06	2.36	1.95	1.42	3.18
RDS/GRNDS/SEC	4	.81	.53	.11	1.42	.84	.53	.12	1.45
ADMINISTRATIVE	3	1.22	1.16			1.28	1.27		
TOTAL OPER EXP	4	32.00	6.09	5.38	53.94	33.31	6.39	5.77	55.19
FIXED EXPENSES	4	5.42	5.49	4.19	6.69	5.64	5.86	4.46	6.87
TOTAL OPER+FIX	4	37.43	12.67	10.87	59.34	38.96	12.99	11.62	60.66
LEASING EXP	3	.44	.45						
TOTAL PAYROLL	4	19.38	.94	.70	34.73				
TOTAL CONTRACT	4	1.38	1.35	1.15	1.65				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20829	4
AVG SQFT/RETAIL TENANT	2697	4
AVG SQFT/OFFICE WORKER	256	2
AVG % OFFICE OCCUPANCY	94.4	4
AVG % RETAIL OCCUPANCY	78.1	4
AVG $ RATE YR-END RENT	31.62	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.15	4
PAYROLL		
CONTRACT	.93	4
SUP/MAT/MISC	.02	4
TRASH REMOVAL	.09	4
REPR/MAINT TOTAL	1.53	4
PAYROLL	.72	4
ELEVATOR	.17	4
HVAC	.17	4
ELECTRICAL	.07	4
STRUCT/ROOF	.02	2
PLUMBING	.01	3
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.38	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.28	4
ELECTRICAL	2.13	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.15	4
RDS/GNDS/SEC TOTAL	.81	4
RDS/GNDS TOTAL	.22	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.20	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.64	4
SEC PAYROLL		
SEC CONTRACTS	.18	3
SEC OTHER		
ADMIN TOTAL	1.22	3
PAYROLL	.31	2
MGMT FEES	.82	3
PROF FEES	.19	2
GEN OFC EXP	.07	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	5.42	4
REAL ESTATE TAX	5.19	4
BUILDING INS	.19	4
PERS PROP TAX	.02	2
OTHER TAX	.05	2
LEASING EXPENSES	.44	3
ADV/PROMOTION	.05	3
COMMISSIONS		
PROF FEES		
TENANT ALTS	.08	3
BUY-OUTS		
OTHER LEASING	.28	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	19.38	4
CLEANING		
REPAIR/MAINT	.72	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.31	2
TOTAL CONTRACTS	1.38	4
CLEANING	.93	4
REPAIR/MAINT	.41	3
RDS/GROUNDS		
SECURITY	.18	3
ADMINISTRATIVE	.94	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Washington, DC/MD

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	24 BLDS	3,456,706 SQ. FT.				3,351,434 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	19					20.07	18.63	15.30	23.18
RETAIL AREA	9	19.10	20.11	17.76	21.38				
OTHER AREA	6	7.77	9.00	4.47	10.36				
TOTAL RENT	24	18.25	18.35	15.17	22.97				
NET PARKING INC	16	.96	1.27	.27	1.31				
MISCELLANEOUS	19	.23	.11	.04	.33				
TOTAL INCOME	19	21.03	19.69	15.40	23.76				
EXPENSE									
CLEANING	24	.97	.96	.92	1.04	1.00	1.01	.93	1.04
REPAIR-MAINT	24	1.21	1.11	.95	1.52	1.24	1.13	.95	1.59
UTILITIES	24	2.10	1.87	1.73	2.28	2.12	2.00	1.73	2.37
RDS/GRNDS/SEC	24	.53	.34	.20	.52	.55	.37	.20	.53
ADMINISTRATIVE	24	1.05	1.09	.66	1.22	1.09	1.11	.69	1.26
TOTAL OPER EXP	24	5.86	5.85	5.07	6.20	6.05	5.93	5.20	6.35
FIXED EXPENSES	24	2.11	1.94	1.59	2.31	2.18	1.94	1.66	2.49
TOTAL OPER+FIX	24	7.97	7.77	6.96	8.13	8.22	7.82	7.56	8.85
LEASING EXP	18	1.02	.47	.23	.75				
TOTAL PAYROLL	24	.88	.77	.69	.96				
TOTAL CONTRACT	24	1.39	1.30	1.23	1.54				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8426	22
AVG SQFT/RETAIL TENANT	3181	9
AVG SQFT/OFFICE WORKER	284	17
AVG % OFFICE OCCUPANCY	89.6	24
AVG % RETAIL OCCUPANCY	89.5	9
AVG $ RATE YR-END RENT	23.40	10
AVG NET PRKNG INC/STALL	227.37	11
RENTABLE/GROSS SQFT	.96	23

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.97	24
PAYROLL		
CONTRACT	.86	24
SUP/MAT/MISC	.03	19
TRASH REMOVAL	.09	24
REPR/MAINT TOTAL	1.15	19
PAYROLL	.57	19
ELEVATOR	.14	19
HVAC	.15	19
ELECTRICAL	.04	17
STRUCT/ROOF	.05	9
PLUMBING	.01	17
FIRE/LIFE SFTY	.03	13
OTHER MAINT/SUP	.20	18

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.10	24
ELECTRICAL	1.90	24
GAS	.10	12
FUEL OIL	.06	10
PURCH STEAM		
PURCH CH WTR	.14	2
COAL		
WATER/SEWER	.14	22
RDS/GNDS/SEC TOTAL	.53	24
RDS/GNDS TOTAL	.16	24
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.13	24
RDS/GNDS OTHER	.05	21

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	23
SEC PAYROLL	.90	6
SEC CONTRACTS	.25	18
SEC OTHER	.08	10
ADMIN TOTAL	1.05	24
PAYROLL	.28	20
MGMT FEES	.60	18
PROF FEES	.17	17
GEN OFC EXP	.15	24
OTHER ADM EXP	.05	14

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.11	24
REAL ESTATE TAX	1.85	24
BUILDING INS	.18	24
PERS PROP TAX	.11	16
OTHER TAX	.02	8
LEASING EXPENSES	1.02	18
ADV/PROMOTION	.05	16
COMMISSIONS	.11	13
PROF FEES	.30	10
TENANT ALTS	.85	14
BUY-OUTS		
OTHER LEASING	.33	7

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.88	24
CLEANING		
REPAIR/MAINT	.57	19
RDS/GROUNDS		
SECURITY	.90	6
ADMINISTRATIVE	.28	20
TOTAL CONTRACTS	1.39	24
CLEANING	.86	24
REPAIR/MAINT	.31	9
RDS/GROUNDS	.13	24
SECURITY	.25	18
ADMINISTRATIVE	.64	23

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Washington, DC/MD

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	2,095,517 SQ. FT.				2,012,850 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	13					19.54	18.31	15.16	23.74
RETAIL AREA	6	18.78	19.38	17.53	22.00				
CTHER AREA	3	7.71	9.00						
TOTAL RENT	13	19.45	18.35	15.17	23.32				
NET PARKING INC	11	.94	1.27	.27	1.30				
MISCELLANEOUS	10	.19	.11	.04	.33				
TOTAL INCOME	13	20.43	19.64	15.38	24.20				
EXPENSE									
CLEANING	13	.96	.96	.86	1.05	.99	1.01	.92	1.05
REPAIR-MAINT	13	1.28	1.18	.97	1.78	1.32	1.19	.97	1.78
UTILITIES	13	2.04	1.85	1.66	2.40	2.06	1.85	1.67	2.50
RDS/GRNDS/SEC	13	.35	.34	.23	.52	.36	.39	.23	.53
ADMINISTRATIVE	13	.94	1.02	.60	1.17	.98	1.02	.60	1.26
TOTAL OPER EXP	13	5.56	5.51	4.88	6.20	5.79	5.85	5.08	6.32
FIXED EXPENSES	13	1.97	1.87	1.52	2.26	2.05	1.87	1.57	2.49
TOTAL OPER+FIX	13	7.53	7.73	6.82	8.08	7.84	7.73	7.31	8.43
LEASING EXP	13	1.20	.36	.23	.61				
TOTAL PAYROLL	13	.83	.77	.70	1.05				
TOTAL CONTRACT	13	1.33	1.30	1.23	1.54				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6081	11
AVG SQFT/RETAIL TENANT	3399	6
AVG SQFT/OFFICE WORKER	310	9
AVG % OFFICE OCCUPANCY	87.5	13
AVG % RETAIL OCCUPANCY	97.6	6
AVG $ RATE YR-END RENT	23.94	8
AVG NET PRKNG INC/STALL	292.22	9
RENTABLE/GROSS SQFT	.94	13

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.96	13	**UTILITIES TOTAL**	2.04	13	SECURITY TOTAL	.18	13	**FIXED EXP TOTAL**	1.97	13	**TOTAL PAYROLL**	.83	13
PAYROLL			ELECTRICAL	1.83	13	SEC PAYROLL			REAL ESTATE TAX	1.81	13	CLEANING		
CONTRACT	.87	13	GAS	.16	5	SEC CONTRACTS	.16	13	BUILDING INS	.14	13	REPAIR/MAINT	.62	13
SUP/MAT/MISC	.01	9	FUEL OIL	.07	2	SEC OTHER	.03	4	PERS PROP TAX	.01	6	RDS/GROUNDS		
TRASH REMOVAL	.08	13	PURCH STEAM			**ADMIN TOTAL**	.94	13	OTHER TAX	.03	5	SECURITY		
REPR/MAINT TOTAL	1.26	13	PURCH CH WTR	.14	2	PAYROLL	.27	9	**LEASING EXPENSES**	1.20	13	ADMINISTRATIVE	.27	9
PAYROLL	.62	13	COAL			MGMT FEES	.57	12	ADV/PROMOTION	.05	12	**TOTAL CONTRACTS**	1.33	13
ELEVATOR	.13	13	WATER/SEWER	.13	11	PROF FEES	.13	9	COMMISSIONS	.14	9	CLEANING	.87	13
HVAC	.16	13	**RDS/GNDS/SEC TOTAL**	.35	13	GEN OFC EXP	.10	13	PROF FEES	.30	7	REPAIR/MAINT	.28	5
ELECTRICAL	.04	12	RDS/GNDS TOTAL	.17	13	OTHER ADM EXP	.03	10	TENANT ALTS	1.06	10	RDS/GROUNDS	.12	13
STRUCT/ROOF	.04	6	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.16	13
PLUMBING	.02	12	RDS/GNDS CONTR	.12	13				OTHER LEASING	.24	4	ADMINISTRATIVE	.63	12
FIRE/LIFE SFTY	.02	10	RDS/GNDS OTHER	.06	11									
OTHER MAINT/SUP	.26	13												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Washington, DC/VA

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	56 BLDS	12,939,986 SQ. FT.				12,629,423 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	53					22.81	21.33	19.00	25.46
RETAIL AREA	24	13.56	16.63	13.06	22.00				
OTHER AREA	23	10.00	11.72	8.83	13.29				
TOTAL RENT	53	22.56	21.32	18.57	25.35				
NET PARKING INC	43	1.41	1.29	.66	1.88				
MISCELLANEOUS	31	.33	.06	.01	.20				
TOTAL INCOME	53	23.95	22.16	19.68	26.80				
EXPENSE									
CLEANING	56	1.10	1.12	.91	1.23	1.12	1.13	.91	1.29
REPAIR-MAINT	56	1.07	1.12	.90	1.24	1.09	1.13	.91	1.26
UTILITIES	47	1.66	1.63	1.49	1.83	1.70	1.63	1.50	1.91
RDS/GRNDS/SEC	56	.32	.31	.22	.39	.32	.32	.22	.40
ADMINISTRATIVE	56	1.00	.95	.81	1.15	1.03	1.01	.82	1.21
TOTAL OPER EXP	47	5.25	5.14	4.86	5.65	5.39	5.21	5.02	5.75
FIXED EXPENSES	55	1.67	1.72	1.52	1.88	1.71	1.74	1.55	1.97
TOTAL OPER+FIX	47	7.01	6.85	6.42	7.55	7.21	6.99	6.60	7.75
LEASING EXP	46	.99	.87	.57	1.15				
TOTAL PAYROLL	54	.67	.65	.58	.76				
TOTAL CONTRACT	55	1.76	1.80	1.45	2.03				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12407	46
AVG SQFT/RETAIL TENANT	3249	24
AVG SQFT/OFFICE WORKER	51	7
AVG % OFFICE OCCUPANCY	92.5	54
AVG % RETAIL OCCUPANCY	93.5	24
AVG $ RATE YR-END RENT	24.58	30
AVG NET PRKNG INC/STALL	2047.80	7
RENTABLE/GROSS SQFT	.97	46

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.10	55	**UTILITIES TOTAL**	1.67	44	SECURITY TOTAL	.18	55	**FIXED EXP TOTAL**	1.67	54	**TOTAL PAYROLL**	.67	54
PAYROLL			ELECTRICAL	1.56	44	SEC PAYROLL			REAL ESTATE TAX	1.47	54	CLEANING		
CONTRACT	1.01	55	GAS	.01	20	SEC CONTRACTS	.18	54	BUILDING INS	.12	55	REPAIR/MAINT	.53	46
SUP/MAT/MISC	.02	47	FUEL OIL	.02	22	SEC OTHER	.01	2	PERS PROP TAX	.02	34	RDS/GROUNDS		
TRASH REMOVAL	.08	55	PURCH STEAM			**ADMIN TOTAL**	1.00	55	OTHER TAX	.08	45	SECURITY		
REPR/MAINT TOTAL	1.07	55	PURCH CH WTR	.05	4	PAYROLL	.20	51	**LEASING EXPENSES**	.99	46	ADMINISTRATIVE	.20	51
PAYROLL	.53	46	COAL			MGMT FEES	.66	52	ADV/PROMOTION	.15	44	**TOTAL CONTRACTS**	1.76	55
ELEVATOR	.19	55	WATER/SEWER	.09	41	PROF FEES	.11	46	COMMISSIONS	.03	37	CLEANING	1.01	55
HVAC	.17	53	**RDS/GNDS/SEC TOTAL**	.32	55	GEN OFC EXP	.05	48	PROF FEES	.28	41	REPAIR/MAINT	.54	42
ELECTRICAL	.03	53	RDS/GNDS TOTAL	.14	55	OTHER ADM EXP	.03	48	TENANT ALTS	.13	42	RDS/GROUNDS	.15	38
STRUCT/ROOF	.10	48	RDS/GNDS PAYRL						BUY-OUTS	.34	6	SECURITY	.18	54
PLUMBING	.02	48	RDS/GNDS CONTR	.15	38				OTHER LEASING	.42	38	ADMINISTRATIVE	.76	52
FIRE/LIFE SFTY	.02	26	RDS/GNDS OTHER	.04	44									
OTHER MAINT/SUP	.09	55												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Washington, DC/VA

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	107,765 SQ. FT.				107,765 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					17.17	16.06		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	17.17	16.06						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	17.89	16.64						
EXPENSE									
CLEANING	3	.90	.89			.90	.89		
REPAIR-MAINT	3	.66	.76			.66	.76		
UTILITIES	2	2.00	2.00			2.00	2.00		
RDS/GRNDS/SEC	3	.43	.45			.43	.45		
ADMINISTRATIVE	3	1.49	1.15			1.49	1.15		
TOTAL OPER EXP	2	5.08	5.07			5.08	5.07		
FIXED EXPENSES	3	1.71	1.74			1.71	1.74		
TOTAL OPER+FIX	2	6.73	6.69			6.73	6.69		
LEASING EXP									
TOTAL PAYROLL	2	1.11	1.39						
TOTAL CONTRACT	3	1.29	1.30						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8419	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	98.3	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.97	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.90	3
PAYROLL		
CONTRACT	.80	3
SUP/MAT/MISC		
TRASH REMOVAL	.10	3
REPR/MAINT TOTAL	.86	3
PAYROLL		
ELEVATOR	.15	3
HVAC	.08	3
ELECTRICAL	.04	2
STRUCT/ROOF		
PLUMBING	.02	2
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.38	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.43	3
RDS/GNDS TOTAL	.23	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.23	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	3
SEC PAYROLL		
SEC CONTRACTS	.20	3
SEC OTHER		
ADMIN TOTAL	1.49	3
PAYROLL	1.11	2
MGMT FEES	.68	2
PROF FEES	.17	2
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.71	3
REAL ESTATE TAX	1.55	3
BUILDING INS	.16	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.11	2
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	1.11	2
TOTAL CONTRACTS	1.29	3
CLEANING	.80	3
REPAIR/MAINT		
RDS/GROUNDS	.23	3
SECURITY	.20	3
ADMINISTRATIVE	.85	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	443,918 SQ. FT.				443,918 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					16.19	15.13	12.23	19.85
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	16.19	15.13	12.23	19.86				
NET PARKING INC	4	.19	.13	.05	.31				
MISCELLANEOUS	4	.35	.36	.07	.68				
TOTAL INCOME	6	16.54	15.46	12.68	19.86				
EXPENSE									
CLEANING	6	.90	.82	.54	1.04	.90	.82	.54	1.04
REPAIR-MAINT	6	.90	1.04	.36	1.23	.90	1.04	.36	1.23
UTILITIES	6	1.64	1.59	1.51	1.64	1.64	1.59	1.51	1.64
RDS/GRNDS/SEC	6	.27	.22	.18	.36	.27	.22	.18	.36
ADMINISTRATIVE	6	.84	.82	.71	1.03	.84	.82	.71	1.03
TOTAL OPER EXP	6	4.55	4.26	3.99	5.07	4.55	4.26	3.99	5.07
FIXED EXPENSES	6	1.72	1.73	1.70	1.81	1.72	1.73	1.70	1.81
TOTAL OPER+FIX	6	6.27	5.96	5.82	6.81	6.27	5.96	5.82	6.81
LEASING EXP	4	.03	.04	.02	.05				
TOTAL PAYROLL	6	.60	.59	.51	.76				
TOTAL CONTRACT	6	1.40	1.28	.95	1.70				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4273	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	85.7	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.90	6
PAYROLL		
CONTRACT	.80	6
SUP/MAT/MISC	.03	4
TRASH REMOVAL	.08	6
REPR/MAINT TOTAL	.90	6
PAYROLL	.50	4
ELEVATOR	.10	6
HVAC	.22	6
ELECTRICAL	.02	5
STRUCT/ROOF	.04	3
PLUMBING	.07	4
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.16	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.67	5
ELECTRICAL	1.61	5
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.10	2
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	.27	6
RDS/GNDS TOTAL	.17	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.15	6
RDS/GNDS OTHER	.02	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.10	6
SEC PAYROLL		
SEC CONTRACTS	.10	6
SEC OTHER		
ADMIN TOTAL	.84	6
PAYROLL	.34	5
MGMT FEES	.47	5
PROF FEES	.11	3
GEN OFC EXP	.13	5
OTHER ADM EXP	.32	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.72	6
REAL ESTATE TAX	1.57	6
BUILDING INS	.12	6
PERS PROP TAX		
OTHER TAX	.00	2
LEASING EXPENSES	.03	4
ADV/PROMOTION	.03	3
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.80	6
CLEANING		
REPAIR/MAINT	.50	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.34	5
TOTAL CONTRACTS	1.40	6
CLEANING	.80	6
REPAIR/MAINT	.50	3
RDS/GROUNDS	.15	6
SECURITY	.10	6
ADMINISTRATIVE	.50	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Washington, DC/VA

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	25 BLDS	5,554,868 SQ. FT.				5,417,605 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	24					22.47	21.97	19.13	25.32
RETAIL AREA	11	15.18	16.02	13.06	23.91				
OTHER AREA	11	9.26	12.54	8.83	14.03				
TOTAL RENT	24	22.24	21.89	18.47	25.27				
NET PARKING INC	18	1.30	1.24	.84	1.70				
MISCELLANEOUS	15	.53	.05	.01	.17				
TOTAL INCOME	24	23.57	22.32	19.64	26.58				
EXPENSE									
CLEANING	25	1.15	1.13	1.07	1.29	1.17	1.15	1.08	1.29
REPAIR-MAINT	25	1.16	1.20	1.00	1.40	1.18	1.22	1.00	1.40
UTILITIES	23	1.64	1.57	1.44	1.78	1.66	1.57	1.44	1.80
RDS/GRNDS/SEC	25	.37	.29	.22	.39	.38	.31	.22	.42
ADMINISTRATIVE	25	.93	.91	.79	1.02	.96	.93	.80	1.09
TOTAL OPER EXP	23	5.24	5.21	4.82	5.77	5.38	5.28	4.99	5.91
FIXED EXPENSES	24	1.71	1.62	1.51	1.89	1.76	1.72	1.54	1.97
TOTAL OPER + FIX	23	6.96	7.01	6.41	7.58	7.14	7.14	6.61	7.69
LEASING EXP	21	.88	.89	.67	1.27				
TOTAL PAYROLL	24	.69	.67	.60	.77				
TOTAL CONTRACT	24	1.86	1.90	1.72	2.18				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9652	22
AVG SQFT/RETAIL TENANT	2963	11
AVG SQFT/OFFICE WORKER	28	3
AVG % OFFICE OCCUPANCY	90.9	24
AVG % RETAIL OCCUPANCY	84.7	11
AVG $ RATE YR-END RENT	22.81	16
AVG NET PRKNG INC/STALL	2083.17	2
RENTABLE/GROSS SQFT	.96	21

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.16	24
PAYROLL		
CONTRACT	1.06	24
SUP/MAT/MISC	.02	22
TRASH REMOVAL	.06	24
REPR/MAINT TOTAL	1.17	24
PAYROLL	.57	23
ELEVATOR	.19	24
HVAC	.18	23
ELECTRICAL	.04	24
STRUCT/ROOF	.11	23
PLUMBING	.02	21
FIRE/LIFE SFTY	.03	10
OTHER MAINT/SUP	.09	24

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.65	22
ELECTRICAL	1.55	22
GAS	.01	11
FUEL OIL	.02	8
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	21
RDS/GNDS/SEC TOTAL	.38	24
RDS/GNDS TOTAL	.16	24
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.15	17
RDS/GNDS OTHER	.05	21

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	24
SEC PAYROLL		
SEC CONTRACTS	.23	23
SEC OTHER		
ADMIN TOTAL	.93	24
PAYROLL	.17	22
MGMT FEES	.59	24
PROF FEES	.13	21
GEN OFC EXP	.06	22
OTHER ADM EXP	.03	24

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.72	23
REAL ESTATE TAX	1.54	23
BUILDING INS	.12	24
PERS PROP TAX	.02	18
OTHER TAX	.06	22
LEASING EXPENSES	.88	21
ADV/PROMOTION	.12	20
COMMISSIONS	.03	17
PROF FEES	.34	19
TENANT ALTS	.12	21
BUY-OUTS		
OTHER LEASING	.32	19

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.69	24
CLEANING		
REPAIR/MAINT	.57	23
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.17	22
TOTAL CONTRACTS	1.86	24
CLEANING	1.06	24
REPAIR/MAINT	.60	17
RDS/GROUNDS	.15	17
SECURITY	.23	23
ADMINISTRATIVE	.70	24

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	12 BLDS	4,650,843 SQ. FT.				4,501,069 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	11					25.90	26.36	24.81	27.40
RETAIL AREA	7	12.79	20.54	15.77	21.51				
OTHER AREA	9	10.54	11.72	8.46	12.82				
TOTAL RENT	11	25.42	26.35	23.69	26.95				
NET PARKING INC	11	1.83	1.89	1.67	2.06				
MISCELLANEOUS	7	.15	.06	.02	.13				
TOTAL INCOME	11	27.26	28.24	25.91	28.88				
EXPENSE									
CLEANING	12	1.15	1.22	1.07	1.28	1.18	1.24	1.07	1.31
REPAIR-MAINT	12	1.00	1.04	.92	1.15	1.02	1.09	.94	1.19
UTILITIES	12	1.70	1.67	1.52	1.84	1.75	1.67	1.52	1.97
RDS/GRNDS/SEC	12	.34	.35	.31	.38	.35	.36	.31	.40
ADMINISTRATIVE	12	1.13	1.18	1.02	1.28	1.16	1.21	1.06	1.35
TOTAL OPER EXP	12	5.32	5.35	5.08	5.67	5.50	5.57	5.19	5.99
FIXED EXPENSES	12	1.85	1.89	1.73	2.01	1.92	1.98	1.73	2.08
TOTAL OPER + FIX	12	7.18	7.07	6.82	7.69	7.41	7.57	6.92	8.00
LEASING EXP	11	1.20	1.03	.84	1.31				
TOTAL PAYROLL	12	.68	.62	.58	.70				
TOTAL CONTRACT	12	1.84	1.99	1.70	2.09				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13041	12
AVG SQFT/RETAIL TENANT	3698	7
AVG SQFT/OFFICE WORKER	305	2
AVG % OFFICE OCCUPANCY	92.1	12
AVG % RETAIL OCCUPANCY	100.0	7
AVG $ RATE YR-END RENT	25.91	11
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.97	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.15	12
PAYROLL		
CONTRACT	1.04	12
SUP/MAT/MISC	.03	11
TRASH REMOVAL	.08	12
REPR/MAINT TOTAL	1.00	12
PAYROLL	.50	10
ELEVATOR	.23	12
HVAC	.17	11
ELECTRICAL	.03	12
STRUCT/ROOF	.06	11
PLUMBING	.01	11
FIRE/LIFE SFTY	.01	8
OTHER MAINT/SUP	.09	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.70	12
ELECTRICAL	1.60	12
GAS	.02	6
FUEL OIL	.02	10
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	12
RDS/GNDS/SEC TOTAL	.34	12
RDS/GNDS TOTAL	.15	12
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.15	11
RDS/GNDS OTHER	.01	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.19	12
SEC PAYROLL		
SEC CONTRACTS	.19	12
SEC OTHER		
ADMIN TOTAL	1.13	12
PAYROLL	.24	12
MGMT FEES	.79	11
PROF FEES	.12	10
GEN OFC EXP	.03	10
OTHER ADM EXP	.03	11

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.85	12
REAL ESTATE TAX	1.61	12
BUILDING INS	.13	12
PERS PROP TAX	.03	9
OTHER TAX	.10	11
LEASING EXPENSES	1.20	11
ADV/PROMOTION	.21	11
COMMISSIONS	.01	9
PROF FEES	.33	11
TENANT ALTS	.06	11
BUY-OUTS	.57	2
OTHER LEASING	.52	10

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.88	12
CLEANING		
REPAIR/MAINT	.50	10
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.24	12
TOTAL CONTRACTS	1.84	12
CLEANING	1.04	12
REPAIR/MAINT	.50	11
RDS/GROUNDS	.15	11
SECURITY	.19	12
ADMINISTRATIVE	.91	11

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

West Palm Beach, FL

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	206,434 SQ. FT.				206,434 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					13.59	13.24		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	13.59	13.24						
NET PARKING INC									
MISCELLANEOUS	2	.17	.20						
TOTAL INCOME	2	13.78	13.47						
EXPENSE									
CLEANING	2	.56	.55			.56	.55		
REPAIR-MAINT	7	.98	.98			.98	.98		
UTILITIES	7	1.49	1.55			1.27	1.55		
RDS/GRNDS/SEC	7	.54	.50			.54	.50		
ADMINISTRATIVE	7	1.40	1.40			1.40	1.40		
TOTAL OPER EXP	2	5.05	4.97			5.05	4.97		
FIXED EXPENSES	7	1.75	1.81			1.75	1.81		
TOTAL OPER+FIX	2	6.93	6.87			6.93	6.87		
LEASING EXP	2	1.10	1.34						
TOTAL PAYROLL	2	1.20	1.16						
TOTAL CONTRACT	2	1.30	1.28						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2098	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	392	6
AVG % OFFICE OCCUPANCY	69.9	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.08	6
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	1.00	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.56	2
PAYROLL		
CONTRACT	.44	2
SUP/MAT/MISC		
TRASH REMOVAL	.09	2
REPR/MAINT TOTAL	1.03	2
PAYROLL	.32	2
ELEVATOR	.06	2
HVAC	.21	2
ELECTRICAL	.03	2
STRUCT/ROOF	.02	2
PLUMBING	.01	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.57	2
ELECTRICAL	1.56	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.48	2
RDS/GNDS TOTAL	.28	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.28	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	2
SEC PAYROLL		
SEC CONTRACTS	.20	2
SEC OTHER		
ADMIN TOTAL	1.40	2
PAYROLL	.87	2
MGMT FEES	.39	2
PROF FEES		
GEN OFC EXP	.10	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.88	2
REAL ESTATE TAX	1.77	2
BUILDING INS	.09	2
PERS PROP TAX	.02	2
OTHER TAX		
LEASING EXPENSES	1.10	2
ADV/PROMOTION	.13	2
COMMISSIONS		
PROF FEES	.27	2
TENANT ALTS	.70	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.20	2
CLEANING		
REPAIR/MAINT	.32	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.87	2
TOTAL CONTRACTS	1.30	2
CLEANING	.44	2
REPAIR/MAINT		
RDS/GROUNDS	.28	2
SECURITY	.20	2
ADMINISTRATIVE	.41	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Wichita, KS

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,009,518 SQ. FT.				964,714 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					11.10	12.70	8.88	13.84
RETAIL AREA	2	6.45	8.20						
OTHER AREA									
TOTAL RENT	8	10.86	12.48	8.88	13.59				
NET PARKING INC	4	.48	.55	.29	.69				
MISCELLANEOUS	2	.14	.15						
TOTAL INCOME	8	11.22	12.49	9.32	13.88				
EXPENSE									
CLEANING	7	.82	.90	.79	1.07	.79	.90	.58	1.03
REPAIR-MAINT	8	.94	1.06	.75	1.11	.98	1.06	.79	1.12
UTILITIES	8	2.74	2.76	2.19	3.17	2.55	2.64	1.72	3.00
RDS/GRNDS/SEC	7	.14	.17	.12	.21	.15	.17	.13	.21
ADMINISTRATIVE	8	.65	.62	.26	.78	.68	.62	.29	.78
TOTAL OPER EXP	7	5.40	5.53	4.98	6.16	5.64	5.53	5.01	6.16
FIXED EXPENSES	8	1.47	1.03	.63	2.39	1.54	1.08	.63	2.46
TOTAL OPER+FIX	7	6.91	6.66	5.97	8.06	7.21	6.86	6.01	8.06
LEASING EXP	5	.33	.31	.10	1.05				
TOTAL PAYROLL	6	.51	.46	.25	.48				
TOTAL CONTRACT	8	.84	.91	.61	1.10				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4999	7
AVG SQFT/RETAIL TENANT	6636	2
AVG SQFT/OFFICE WORKER	283	4
AVG % OFFICE OCCUPANCY	82.9	8
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	12.46	7
AVG NET PRKNG INC/STALL	261.64	4
RENTABLE/GROSS SQFT	.84	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.82	7
PAYROLL		
CONTRACT	.75	7
SUP/MAT/MISC	.07	4
TRASH REMOVAL	.03	7
REPR/MAINT TOTAL	.94	8
PAYROLL	.45	4
ELEVATOR	.20	8
HVAC	.16	8
ELECTRICAL	.07	3
STRUCT/ROOF	.03	2
PLUMBING	.02	5
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.26	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	3.11	7
ELECTRICAL	2.89	7
GAS	.16	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	6
RDS/GNDS/SEC TOTAL	.14	7
RDS/GNDS TOTAL	.09	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	5
RDS/GNDS OTHER	.10	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.10	6
SEC PAYROLL		
SEC CONTRACTS	.10	6
SEC OTHER		
ADMIN TOTAL	.85	8
PAYROLL	.30	4
MGMT FEES	.41	4
PROF FEES	.05	6
GEN OFC EXP	.19	7
OTHER ADM EXP	.08	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.47	8
REAL ESTATE TAX	1.38	8
BUILDING INS	.09	7
PERS PROP TAX	.01	3
OTHER TAX		
LEASING EXPENSES	.33	5
ADV/PROMOTION	.05	3
COMMISSIONS	.03	2
PROF FEES	.34	3
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.51	6
CLEANING		
REPAIR/MAINT	.45	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.30	4
TOTAL CONTRACTS	.84	8
CLEANING	.75	7
REPAIR/MAINT		
RDS/GROUNDS	.06	5
SECURITY	.10	6
ADMINISTRATIVE	.24	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Wichita, KS

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	254,925 SQ. FT.				249,938 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					11.33	12.70	8.02	14.06
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	11.11	12.70	7.88	14.06				
NET PARKING INC	2	.64	.65						
MISCELLANEOUS									
TOTAL INCOME	4	11.46	12.95	7.88	14.71				
EXPENSE									
CLEANING	3	.94	1.08			.67	.67		
REPAIR-MAINT	4	.93	.92	.75	1.08	.95	.96	.79	1.08
UTILITIES	4	2.50	2.64	2.06	2.93	1.91	2.06	1.49	2.64
RDS/GRNDS/SEC	3	.17	.17			.17	.17		
ADMINISTRATIVE	4	.63	.69	.47	.78	.65	.69	.48	.78
TOTAL OPER EXP	3	5.62	5.53			5.62	5.53		
FIXED EXPENSES	4	1.11	.78	.55	1.53	1.13	.83	.55	1.58
TOTAL OPER + FIX	3	6.77	6.86			6.77	6.86		
LEASING EXP	4	.61	.58	.20	1.05				
TOTAL PAYROLL	3	.41	.47						
TOTAL CONTRACT	4	.78	.78	.44	1.15				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2502	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	313	2
AVG % OFFICE OCCUPANCY	88.1	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.70	4
AVG NET PRKNG INC/STALL	249.27	2
RENTABLE/GROSS SQFT	.85	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.94	3
PAYROLL		
CONTRACT	.84	3
SUP/MAT/MISC	.08	2
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	.93	4
PAYROLL	.47	2
ELEVATOR	.11	4
HVAC	.25	4
ELECTRICAL		
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.31	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.50	4
ELECTRICAL	2.36	4
GAS	.16	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	3
RDS/GNDS/SEC TOTAL	.17	3
RDS/GNDS TOTAL	.13	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	3
RDS/GNDS OTHER	.10	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.06	2
SEC PAYROLL		
SEC CONTRACTS	.05	2
SEC OTHER		
ADMIN TOTAL	.63	4
PAYROLL	.14	2
MGMT FEES	.42	3
PROF FEES	.11	2
GEN OFC EXP	.16	3
OTHER ADM EXP	.08	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.11	4
REAL ESTATE TAX	1.02	4
BUILDING INS	.11	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.61	4
ADV/PROMOTION	.03	2
COMMISSIONS		
PROF FEES	.34	3
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.41	3
CLEANING		
REPAIR/MAINT	.47	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.14	2
TOTAL CONTRACTS	.78	4
CLEANING	.84	3
REPAIR/MAINT		
RDS/GROUNDS	.06	3
SECURITY	.05	2
ADMINISTRATIVE	.38	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	737,387 SQ. FT.				697,570 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					11.04	13.31		
RETAIL AREA	2	6.45	8.20						
OTHER AREA									
TOTAL RENT	3	10.79	12.43						
NET PARKING INC	2	.43	.33						
MISCELLANEOUS	2	.14	.15						
TOTAL INCOME	3	11.16	12.44						
EXPENSE									
CLEANING	3	.79	.90			.83	.91		
REPAIR-MAINT	3	.93	1.10			.99	1.11		
UTILITIES	3	2.81	2.76			2.82	2.77		
RDS/GRNDS/SEC	3	.13	.13			.14	.15		
ADMINISTRATIVE	3	.66	.24			.70	.28		
TOTAL OPER EXP	3	5.33	4.82			5.63	4.88		
FIXED EXPENSES	3	1.57	1.10			1.66	1.11		
TOTAL OPER + FIX	3	6.90	5.92			7.29	5.99		
LEASING EXP									
TOTAL PAYROLL	3	.54	.45						
TOTAL CONTRACT	3	.85	.87						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15194	2
AVG SQFT/RETAIL TENANT	6836	2
AVG SQFT/OFFICE WORKER	275	2
AVG % OFFICE OCCUPANCY	80.9	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	12.33	2
AVG NET PRKNG INC/STALL	267.96	2
RENTABLE/GROSS SQFT	.84	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.79	3
PAYROLL		
CONTRACT	.72	3
SUP/MAT/MISC	.07	2
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	.93	3
PAYROLL	.45	2
ELEVATOR	.23	3
HVAC	.11	3
ELECTRICAL	.07	2
STRUCT/ROOF		
PLUMBING	.03	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.27	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	3.46	2
ELECTRICAL	3.21	2
GAS	.15	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	2
RDS/GNDS/SEC TOTAL	.13	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.11	3
SEC PAYROLL		
SEC CONTRACTS	.11	3
SEC OTHER		
ADMIN TOTAL	.66	3
PAYROLL	.34	2
MGMT FEES		
PROF FEES	.03	3
GEN OFC EXP	.20	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.57	3
REAL ESTATE TAX	1.48	3
BUILDING INS	.09	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.54	3
CLEANING		
REPAIR/MAINT	.45	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.34	2
TOTAL CONTRACTS	.85	3
CLEANING	.72	3
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.11	3
ADMINISTRATIVE	.19	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Wilmington, DE

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	2,581,215 SQ. FT.				2,529,118 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					13.68	13.78		
RETAIL AREA	8	13.83	16.76						
OTHER AREA									
TOTAL RENT	8	13.68	13.83						
NET PARKING INC									
MISCELLANEOUS	2	.13	.11						
TOTAL INCOME	8	13.78	13.83						
EXPENSE									
CLEANING	8	1.25	.92			1.26	.92		
REPAIR-MAINT	8	2.92	1.27			2.98	1.28		
UTILITIES	8	1.83	1.84			1.83	1.84		
RDS/GRNDS/SEC	8	.91	.85			.92	.91		
ADMINISTRATIVE	8	1.26	1.11			1.29	1.20		
TOTAL OPER EXP	8	8.17	5.47			8.33	5.89		
FIXED EXPENSES	8	1.44	1.44			1.47	1.46		
TOTAL OPER+FIX	8	9.61	7.11			9.81	7.66		
LEASING EXP	8	.17	.50						
TOTAL PAYROLL	8	1.39	1.32						
TOTAL CONTRACT	8	1.43	.94						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	66160	8
AVG SQFT/RETAIL TENANT	2852	8
AVG SQFT/OFFICE WORKER	344	8
AVG % OFFICE OCCUPANCY	91.6	8
AVG % RETAIL OCCUPANCY	95.5	8
AVG $ RATE YR-END RENT	16.49	8
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.25	8
PAYROLL		
CONTRACT	1.15	8
SUP/MAT/MISC	.05	8
TRASH REMOVAL	.11	2
REPR/MAINT TOTAL	2.92	8
PAYROLL	.51	8
ELEVATOR	.28	8
HVAC	.75	8
ELECTRICAL	.38	8
STRUCT/ROOF		
PLUMBING	.12	8
FIRE/LIFE SFTY	.06	2
OTHER MAINT/SUP	.85	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.83	8
ELECTRICAL	1.63	8
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.02	8
RDS/GNDS/SEC TOTAL	.91	8
RDS/GNDS TOTAL	.18	8
RDS/GNDS PAYRL	.06	7
RDS/GNDS CONTR		
RDS/GNDS OTHER	.06	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.72	8
SEC PAYROLL	.59	8
SEC CONTRACTS	.02	8
SEC OTHER	.12	8
ADMIN TOTAL	1.26	8
PAYROLL	.20	8
MGMT FEES	.40	2
PROF FEES	.01	2
GEN OFC EXP	.03	2
OTHER ADM EXP	.98	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.44	8
REAL ESTATE TAX	1.39	8
BUILDING INS	.21	2
PERS PROP TAX		
OTHER TAX	.06	2
LEASING EXPENSES	.17	8
ADV/PROMOTION	.16	2
COMMISSIONS		
PROF FEES	.04	2
TENANT ALTS	.13	8
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.39	8
CLEANING		
REPAIR/MAINT	.51	8
RDS/GROUNDS	.06	7
SECURITY	.59	8
ADMINISTRATIVE	.20	8
TOTAL CONTRACTS	1.43	8
CLEANING	1.15	8
REPAIR/MAINT	.20	8
RDS/GROUNDS		
SECURITY	.02	8
ADMINISTRATIVE	.41	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	43 BLDS	2,235,275 SQ. FT.				2,233,907 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	34					15.81	18.98	18.78	19.20
RETAIL AREA									
OTHER AREA									
TOTAL RENT	34	15.80	18.98	18.78	19.09				
NET PARKING INC									
MISCELLANEOUS	10	.04	.02	.02	.06				
TOTAL INCOME	34	15.81	19.03	18.80	19.12				
EXPENSE									
CLEANING	43	1.21	.99	.96	1.07	1.21	.99	.97	1.07
REPAIR-MAINT	43	1.19	.89	.50	.92	1.19	.89	.50	.92
UTILITIES	43	1.65	1.65	1.59	1.90	1.65	1.65	1.59	1.91
RDS/GRNDS/SEC	34	.69	.48	.30	.62	.69	.48	.31	.62
ADMINISTRATIVE	34	.77	1.05	.99	1.19	.77	1.05	.99	1.20
TOTAL OPER EXP	43	5.00	4.98	4.76	5.11	5.01	4.98	4.79	5.11
FIXED EXPENSES	43	.70	1.00	.84	1.08	.70	1.00	.84	1.09
TOTAL OPER+FIX	43	5.71	5.71	5.66	6.05	5.71	5.77	5.66	6.05
LEASING EXP	9	.81	.64						
TOTAL PAYROLL	34	.31	.31	.31	.32				
TOTAL CONTRACT	34	1.58	1.45	1.20	1.76				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	63086	43
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	198	41
AVG % OFFICE OCCUPANCY	98.8	43
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.77	29
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.70	31

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.05	34
PAYROLL		
CONTRACT	.93	34
SUP/MAT/MISC	.06	25
TRASH REMOVAL	.06	34
REPR/MAINT TOTAL	.79	34
PAYROLL	.14	25
ELEVATOR	.06	8
HVAC	.22	31
ELECTRICAL	.02	28
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY	.07	25
OTHER MAINT/SUP	.38	34

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.71	34
ELECTRICAL	1.64	34
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	34
RDS/GNDS/SEC TOTAL	.69	34
RDS/GNDS TOTAL	.38	34
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.13	34
RDS/GNDS OTHER	.32	25

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	34
SEC PAYROLL		
SEC CONTRACTS	.31	34
SEC OTHER	.02	2
ADMIN TOTAL	.77	34
PAYROLL	.24	32
MGMT FEES	.49	34
PROF FEES	.06	2
GEN OFC FXP	.08	2
OTHER ADM EXP	.06	34

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.70	43
REAL ESTATE TAX	.58	43
BUILDING INS	.12	43
PERS PROP TAX		
OTHER TAX	.06	2
LEASING EXPENSES	.81	9
ADV/PROMOTION	.06	9
COMMISSIONS		
PROF FEES		
TENANT ALTS	.73	9
BUY-OUTS		
OTHER LEASING	.01	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.31	34
CLEANING		
REPAIR/MAINT	.14	25
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.24	32
TOTAL CONTRACTS	1.58	34
CLEANING	.93	34
REPAIR/MAINT	.27	25
RDS/GROUNDS	.13	34
SECURITY	.31	34
ADMINISTRATIVE	.50	34

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Winston-Salem, NC

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	670,913 SQ. FT.				670,913 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					12.79	14.35		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	12.79	14.35						
NET PARKING INC									
MISCELLANEOUS	4	.22	.25						
TOTAL INCOME	4	13.20	14.60						
EXPENSE									
CLEANING	3	.68	.75			.68	.75		
REPAIR-MAINT	3	.58	.89			.58	.89		
UTILITIES	3	1.81	1.66			1.81	1.66		
RDS/GRNDS/SEC	4	.30	.40			.30	.40		
ADMINISTRATIVE	4	1.16	.91			1.16	.91		
TOTAL OPER EXP	3	5.06	4.98			5.06	4.98		
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP	4	.14	.06						
TOTAL PAYROLL	4	.45	.57						
TOTAL CONTRACT	4	1.08	1.44						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	28026	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	84.3	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.59	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.68**	**3**
PAYROLL		
CONTRACT	.67	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	**.58**	**3**
PAYROLL	.22	3
ELEVATOR	.07	3
HVAC	.07	3
ELECTRICAL	.10	3
STRUCT/ROOF	.01	3
PLUMBING		
FIRE/LIFE SFTY	.10	3
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.81**	**3**
ELECTRICAL	1.69	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	**.30**	**4**
RDS/GNDS TOTAL	.03	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	4
RDS/GNDS OTHER	.02	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.28	3
SEC PAYROLL		
SEC CONTRACTS	.28	3
SEC OTHER		
ADMIN TOTAL	**1.16**	**4**
PAYROLL	.31	3
MGMT FEES	.20	4
PROF FEES	.04	3
GEN OFC EXP	.05	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	.24	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.14**	**4**
ADV/PROMOTION	.01	3
COMMISSIONS		
PROF FEES	.01	3
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.45**	**4**
CLEANING		
REPAIR/MAINT	.22	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.31	3
TOTAL CONTRACTS	**1.08**	**4**
CLEANING	.67	3
REPAIR/MAINT	.44	3
RDS/GROUNDS	.02	4
SECURITY	.28	3
ADMINISTRATIVE	.24	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

United States Government Sector: Special Studies

All Buildings—1991

2-Year Comparison of Identical Buildings

5-Year Comparison of Identical Buildings

Agency Managed Buildings

All-Electric Buildings

All Buildings–1991

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	314 BLDS	54,574,063 SQ. FT.				49,259,239 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	96					13.95	12.67	8.38	13.97
RETAIL AREA	4	11.38	13.56	7.48	22.77				
OTHER AREA	49	5.01	5.11	4.17	5.11				
TOTAL RENT	98	13.65	11.93	8.37	13.64				
NET PARKING INC	57	.36	.32	.24	.41				
MISCELLANEOUS	20	1.82	.11	.03	.26				
TOTAL INCOME	98	14.01	12.69	8.41	14.02				
EXPENSE									
CLEANING	247	1.27	1.19	.92	1.61	1.28	1.19	.92	1.61
REPAIR-MAINT	294	1.27	1.17	.86	1.63	1.28	1.17	.86	1.63
UTILITIES	309	1.73	1.35	1.03	1.77	1.74	1.36	1.03	1.78
RDS/GRNDS/SEC	170	.46	.31	.09	.63	.50	.34	.10	.64
ADMINISTRATIVE	275	.63	.44	.33	.62	.69	.50	.37	.73
TOTAL OPER EXP	240	4.81	4.29	3.46	5.34	5.36	4.89	3.99	6.12
FIXED EXPENSES	34	.66	.11	.02	.23	.69	.11	.02	.24
TOTAL OPER + FIX	240	4.90	4.31	3.48	5.40	5.46	4.93	3.99	6.24
LEASING EXP	29	.98	.06	.05	.64				
TOTAL PAYROLL	142	1.87	1.22	.64	2.62				
TOTAL CONTRACT	87	1.14	.96	.48	1.27				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16159	252
AVG SQFT/RETAIL TENANT	3511	14
AVG SQFT/OFFICE WORKER	226	218
AVG % OFFICE OCCUPANCY	96.8	273
AVG % RETAIL OCCUPANCY	99.6	15
AVG $ RATE YR-END RENT	14.49	98
AVG NET PRKNG INC/STALL	110.57	55
RENTABLE/GROSS SQFT	.82	255

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.20**	**95**
PAYROLL	.70	61
CONTRACT	.66	84
SUP/MAT/MISC	.07	73
TRASH REMOVAL	.04	75
REPR/MAINT TOTAL	**1.29**	**128**
PAYROLL	.76	123
ELEVATOR	.10	60
HVAC	.26	56
ELECTRICAL	.09	53
STRUCT/ROOF	.10	28
PLUMBING	.03	54
FIRE/LIFE SFTY	.03	42
OTHER MAINT/SUP	.23	112

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.75**	**281**
ELECTRICAL	1.43	280
GAS	.09	162
FUEL OIL	.06	26
PURCH STEAM	.46	41
PURCH CH WTR	.31	47
COAL		
WATER/SEWER	.10	148
RDS/GNDS/SEC TOTAL	**.50**	**124**
RDS/GNDS TOTAL	.07	46
RDS/GNDS PAYRL	.08	21
RDS/GNDS CONTR	.03	21
RDS/GNDS OTHER	.02	25

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.57	103
SEC PAYROLL	.44	73
SEC CONTRACTS	.34	44
SEC OTHER	.08	26
ADMIN TOTAL	**.75**	**124**
PAYROLL	.63	117
MGMT FEES	.25	15
PROF FEES	.12	10
GEN OFC EXP	.08	43
OTHER ADM EXP	.11	35

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.16**	**27**
REAL ESTATE TAX		
BUILDING INS	.12	27
PERS PROP TAX		
OTHER TAX	.15	5
LEASING EXPENSES	**.98**	**29**
ADV/PROMOTION	.11	15
COMMISSIONS		
PROF FEES	.12	6
TENANT ALTS	1.35	16
BUY-OUTS		
OTHER LEASING	.05	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.87**	**142**
CLEANING	.70	61
REPAIR/MAINT	.76	123
RDS/GROUNDS	.08	21
SECURITY	.44	73
ADMINISTRATIVE	.63	117
TOTAL CONTRACTS	**1.14**	**87**
CLEANING	.66	84
REPAIR/MAINT	.34	28
RDS/GROUNDS	.03	21
SECURITY	.34	44
ADMINISTRATIVE	.30	16

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Comparison of Identical Buildings (2 Year)

1990

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	246 BLDS	37,732,418 SQ. FT.				33,789,223 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	78					12.17	10.44	8.06	12.86
RETAIL AREA	4	9.92	12.78	6.34	22.15				
OTHER AREA									
TOTAL RENT	78	11.55	10.06	7.68	12.49				
NET PARKING INC	6	.61	.60	.40	.76				
MISCELLANEOUS	7	.39	.23	.11	.28				
TOTAL INCOME	78	11.73	10.06	7.92	12.53				
EXPENSE									
CLEANING	176	1.28	1.21	.86	1.57	1.30	1.21	.87	1.63
REPAIR-MAINT	228	1.20	1.13	.80	1.63	1.21	1.15	.80	1.67
UTILITIES	235	1.70	1.29	.95	1.74	1.70	1.29	.95	1.74
RDS/GRNDS/SEC	238	.30	.10	.15	.18	.33	.18	.18	.22
ADMINISTRATIVE	218	.55	.42	.32	.98	.61	.52	.36	.81
TOTAL OPER EXP	164	4.80	4.29	3.62	5.49	5.37	5.07	4.11	5.98
FIXED EXPENSES	28	.28	.10	.02	.19	.29	.10	.02	.20
TOTAL OPER + FIX	164	4.81	4.29	3.62	5.57	5.39	5.09	4.12	5.99
LEASING EXP	20	.27	.04	.01	.58				
TOTAL PAYROLL	98	2.04	1.07	.55	2.42				
TOTAL CONTRACT	71	.87	.65	.29	1.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13310	214
AVG SQFT/RETAIL TENANT	2149	104
AVG SQFT/OFFICE WORKER	217	210
AVG % OFFICE OCCUPANCY	97.4	219
AVG % RETAIL OCCUPANCY	98.8	109
AVG $ RATE YR-END RENT	14.04	75
AVG NET PRKNG INC/STALL	894.24	6
RENTABLE/GROSS SQFT	.83	180

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.19	56
PAYROLL	.80	38
CONTRACT	.61	53
SUP/MAT/MISC	.10	38
TRASH REMOVAL	.04	40
REPR/MAINT TOTAL	1.43	87
PAYROLL	.97	76
ELEVATOR	.12	42
HVAC	.30	29
ELECTRICAL	.06	26
STRUCT/ROOF	.18	10
PLUMBING	.01	27
FIRE/LIFE SFTY	.05	18
OTHER MAINT/SUP	.20	75

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.73	91
ELECTRICAL	1.47	90
GAS	.10	68
FUEL OIL	.01	13
PURCH STEAM	.10	6
PURCH CH WTR	.75	7
COAL	.05	3
WATER/SEWER	.10	88
RDS/GNDS/SEC TOTAL	.59	81
RDS/GNDS TOTAL	.10	25
RDS/GNDS PAYRL	.11	15
RDS/GNDS CONTR	.07	14
RDS/GNDS OTHER	.01	19

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.67	65
SEC PAYROLL	.76	52
SEC CONTRACTS	.31	16
SEC OTHER	.13	11
ADMIN TOTAL	.78	88
PAYROLL	.69	63
MGMT FEES	.26	6
PROF FEES	.09	3
GEN OFC EXP	.10	23
OTHER ADM EXP	.06	18

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.19	22
REAL ESTATE TAX		
BUILDING INS	.09	20
PERS PROP TAX	.06	2
OTHER TAX	.38	3
LEASING EXPENSES	.27	20
ADV/PROMOTION		
COMMISSIONS	.05	2
PROF FEES		
TENANT ALTS	.57	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.04	98
CLEANING	.80	38
REPAIR/MAINT	.97	76
RDS/GROUNDS	.11	15
SECURITY	.76	52
ADMINISTRATIVE	.69	63
TOTAL CONTRACTS	.87	71
CLEANING	.61	53
REPAIR/MAINT	.22	20
RDS/GROUNDS	.07	14
SECURITY	.31	16
ADMINISTRATIVE	.23	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

1991

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	249 BLDS	38,861,345 SQ. FT.				35,031,163 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	86					14.29	13.56	8.38	14.69
RETAIL AREA	4	11.38	13.56	7.48	22.77				
OTHER AREA	47	4.14	4.78	4.12	5.11				
TOTAL RENT	86	13.29	11.93	8.31	13.63				
NET PARKING INC	52	.35	.34	.26	.40				
MISCELLANEOUS	18	.26	.11	.04	.23				
TOTAL INCOME	86	13.45	12.65	8.37	14.02				
EXPENSE									
CLEANING	186	1.36	1.26	.98	1.70	1.36	1.27	.98	1.70
REPAIR-MAINT	233	1.29	1.15	.84	1.64	1.29	1.15	.84	1.64
UTILITIES	182	1.70	1.27	.98	1.68	1.70	1.27	.98	1.68
RDS/GRNDS/SEC	128	.41	.26	.10	.62	.44	.29	.10	.63
ADMINISTRATIVE	214	.66	.44	.35	.62	.73	.51	.40	.71
TOTAL OPER EXP	182	4.91	4.29	3.46	5.30	5.51	4.93	4.04	6.22
FIXED EXPENSES	28	.72	.10	.02	.21	.74	.10	.02	.22
TOTAL OPER + FIX	182	5.02	4.30	3.48	5.36	5.63	4.96	4.04	6.26
LEASING EXP	12	3.52	.35	.01	4.10				
TOTAL PAYROLL	107	2.24	1.06	.59	3.59				
TOTAL CONTRACT	58	1.01	.86	.48	1.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14368	220
AVG SQFT/RETAIL TENANT	3088	13
AVG SQFT/OFFICE WORKER	218	175
AVG % OFFICE OCCUPANCY	98.8	225
AVG % RETAIL OCCUPANCY	99.6	14
AVG $ RATE YR-END RENT	14.59	85
AVG NET PRKNG INC/STALL	101.49	51
RENTABLE/GROSS SQFT	.81	202

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.33	60
PAYROLL	.84	37
CONTRACT	.68	57
SUP/MAT/MISC	.08	45
TRASH REMOVAL	.05	52
REPR/MAINT TOTAL	1.40	95
PAYROLL	.87	95
ELEVATOR	.11	34
HVAC	.32	30
ELECTRICAL	.07	27
STRUCT/ROOF	.06	9
PLUMBING	.02	29
FIRE/LIFE SFTY	.01	17
OTHER MAINT/SUP	.24	89

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.71	177
ELECTRICAL	1.39	177
GAS	.08	143
FUEL OIL	.08	25
PURCH STEAM	.52	29
PURCH CH WTR	.23	44
COAL		
WATER/SEWER	.09	58
RDS/GNDS/SEC TOTAL	.46	95
RDS/GNDS TOTAL	.07	30
RDS/GNDS PAYRL	.08	18
RDS/GNDS CONTR	.03	11
RDS/GNDS OTHER	.01	17

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.56	77
SEC PAYROLL	.44	57
SEC CONTRACTS	.37	29
SEC OTHER	.03	14
ADMIN TOTAL	.84	92
PAYROLL	.81	88
MGMT FEES	.38	9
PROF FEES	.18	6
GEN OFC EXP	.05	32
OTHER ADM EXP	.08	25

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.12	23
REAL ESTATE TAX		
BUILDING INS	.06	23
PERS PROP TAX		
OTHER TAX	.15	4
LEASING EXPENSES	3.52	12
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.10	5
TENANT ALTS	4.50	10
BUY-OUTS		
OTHER LEASING	.05	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.24	107
CLEANING	.84	37
REPAIR/MAINT	.87	95
RDS/GROUNDS	.08	18
SECURITY	.44	57
ADMINISTRATIVE	.81	88
TOTAL CONTRACTS	1.01	58
CLEANING	.68	57
REPAIR/MAINT	.29	20
RDS/GROUNDS	.03	11
SECURITY	.37	29
ADMINISTRATIVE	.43	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Comparison of Identical Buildings (5 Year)

1987

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	99 BLDS	22,458,133 SQ. FT.				19,814,577 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					7.58	5.96		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	7.56	5.95						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	7.56	5.95						
EXPENSE									
CLEANING	99	1.28	1.18	.96	1.59	1.30	1.20	.97	1.60
REPAIR-MAINT	99	1.07	1.05	.81	1.38	1.08	1.08	.81	1.41
UTILITIES	92	1.45	1.11	.83	1.42	1.45	1.11	.83	1.42
RDS/GRNDS/SEC	12	.17	.09	.03	.17	.18	.10	.03	.19
ADMINISTRATIVE	97	.34	.33	.25	.46	.39	.38	.29	.51
TOTAL OPER EXP	92	4.17	3.73	3.17	4.63	4.72	4.43	3.55	5.27
FIXED EXPENSES	4	.03	.05	.01	.12	.03	.05	.01	.12
TOTAL OPER+FIX	92	4.17	3.73	3.17	4.63	4.72	4.43	3.55	5.27
LEASING EXP									
TOTAL PAYROLL	12	2.67	2.41	1.32	3.65				
TOTAL CONTRACT	11	.34	.08	.06	.31				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9922	88
AVG SQFT/RETAIL TENANT	2700	72
AVG SQFT/OFFICE WORKER	216	89
AVG % OFFICE OCCUPANCY	96.1	91
AVG % RETAIL OCCUPANCY	100.0	73
AVG $ RATE YR-END RENT	7.95	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.84	97

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.49	12
PAYROLL	1.43	9
CONTRACT	.30	5
SUP/MAT/MISC	.12	11
TRASH REMOVAL	.03	11
REPR/MAINT TOTAL	1.75	12
PAYROLL	.92	12
ELEVATOR	.10	12
HVAC	.62	11
ELECTRICAL	.03	11
STRUCT/ROOF		
PLUMBING	.01	10
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.08	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.46	80
ELECTRICAL	1.15	80
GAS	.05	58
FUEL OIL	.08	16
PURCH STEAM	.52	18
PURCH CH WTR		
COAL		
WATER/SEWER	.08	11
RDS/GNDS/SEC TOTAL	.17	12
RDS/GNDS TOTAL	.07	11
RDS/GNDS PAYRL	.07	8
RDS/GNDS CONTR	.04	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.72	3
SEC PAYROLL		
SEC CONTRACTS	.66	3
SEC OTHER	.06	3
ADMIN TOTAL	.51	10
PAYROLL	.50	10
MGMT FEES		
PROF FEES		
GEN OFC EXP	.02	2
OTHER ADM EXP	.02	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.03	4
REAL ESTATE TAX		
BUILDING INS	.03	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.67	12
CLEANING	1.43	9
REPAIR/MAINT	.92	12
RDS/GROUNDS	.07	8
SECURITY		
ADMINISTRATIVE	.50	10
TOTAL CONTRACTS	.34	11
CLEANING	.30	5
REPAIR/MAINT	.20	12
RDS/GROUNDS	.04	3
SECURITY	.66	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

1988

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	105 BLDS	22,512,262 SQ. FT.				19,914,294 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					7.38	7.13		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	10.80	11.28	7.04	11.96				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	10.80	11.28	7.04	11.96				
EXPENSE									
CLEANING	103	1.40	1.30	.97	1.68	1.42	1.32	.97	1.71
REPAIR-MAINT	104	1.12	1.11	.84	1.52	1.13	1.12	.85	1.57
UTILITIES	99	1.48	1.13	.88	1.48	1.48	1.14	.88	1.46
RDS/GRNDS/SEC	16	.25	.13	.06	.34	.27	.14	.06	.38
ADMINISTRATIVE	98	.43	.37	.28	.54	.49	.43	.32	.64
TOTAL OPER EXP	97	4.44	4.05	3.47	4.85	5.03	4.78	3.86	5.77
FIXED EXPENSES	4	.05	.07	.03	.11	.05	.07	.03	.11
TOTAL OPER+FIX	97	4.44	4.05	3.52	4.85	5.03	4.78	3.86	5.77
LEASING EXP	4	.21	.06	.04	.21				
TOTAL PAYROLL	23	2.04	1.88	.61	3.82				
TOTAL CONTRACT	18	.92	.94	.02	1.53				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10178	96
AVG SQFT/RETAIL TENANT	2593	66
AVG SQFT/OFFICE WORKER	206	96
AVG % OFFICE OCCUPANCY	97.5	105
AVG % RETAIL OCCUPANCY	100.0	66
AVG $ RATE YR-END RENT	10.65	13
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.84	95

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.47	[illegible]
PAYROLL	1.11	19
CONTRACT	.56	17
SUP/MAT/MISC	.11	19
TRASH REMOVAL	.03	19
REPR/MAINT TOTAL	1.60	22
PAYROLL	.85	22
ELEVATOR	.13	22
HVAC	.54	20
ELECTRICAL	.05	18
STRUCT/ROOF	.01	3
PLUMBING	.01	17
FIRE/LIFE SFTY	.02	12
OTHER MAINT/SUP	.12	15

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.49	89
ELECTRICAL	1.18	88
GAS	.05	67
FUEL OIL	.08	23
PURCH STEAM	.52	20
PURCH CH WTR		
COAL		
WATER/SEWER	.07	21
RDS/GNDS/SEC TOTAL	.25	16
RDS/GNDS TOTAL	.08	11
RDS/GNDS PAYRL	.08	8
RDS/GNDS CONTR	.04	3
RDS/GNDS OTHER	.01	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.62	4
SEC PAYROLL		
SEC CONTRACTS	.57	5
SEC OTHER	.05	5
ADMIN TOTAL	.66	22
PAYROLL	.52	18
MGMT FEES		
PROF FEES		
GEN OFC EXP	.04	10
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.05	4
REAL ESTATE TAX		
BUILDING INS	.04	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.21	4
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.21	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.04	23
CLEANING	1.11	19
REPAIR/MAINT	.85	22
RDS/GROUNDS	.08	8
SECURITY		
ADMINISTRATIVE	.52	18
TOTAL CONTRACTS	.92	18
CLEANING	.56	17
REPAIR/MAINT	.68	22
RDS/GROUNDS	.04	3
SECURITY	.57	5
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Comparison of Identical Buildings (5 Year)

1989

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	105 BLDS 22,550,548 SQ. FT.					19,935,749 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					7.36	7.21		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	10.86	11.07	7.12	12.33				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	10.86	11.07	7.12	12.33				
EXPENSE									
CLEANING	102	1.39	1.28	.98	1.68	1.41	1.30	.98	1.72
REPAIR-MAINT	104	1.13	1.15	.85	1.56	1.15	1.15	.85	1.58
UTILITIES	96	1.52	1.16	.87	1.46	1.52	1.17	.87	1.46
RDS/GRNDS/SEC	22	.25	.16	.10	.30	.27	.16	.10	.35
ADMINISTRATIVE	90	.44	.41	.29	.56	.50	.46	.35	.68
TOTAL OPER EXP	94	4.49	4.02	3.44	4.89	5.10	4.70	3.96	5.79
FIXED EXPENSES	3	.07	.10			.07	.10		
TOTAL OPER + FIX	94	4.50	4.02	3.44	4.89	5.10	4.70	3.96	5.79
LEASING EXP									
TOTAL PAYROLL	22	2.21	1.96	.71	3.54				
TOTAL CONTRACT	18	.90	.97	.09	1.46				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10191	88
AVG SQFT/RETAIL TENANT	2404	66
AVG SQFT/OFFICE WORKER	203	88
AVG % OFFICE OCCUPANCY	98.1	90
AVG % RETAIL OCCUPANCY	100.0	66
AVG $ RATE YR-END RENT	11.98	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.85	77

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.39	23
PAYROLL	1.06	19
CONTRACT	.69	18
SUP/MAT/MISC	.10	19
TRASH REMOVAL	.03	19
REPR/MAINT TOTAL	1.55	22
PAYROLL	.80	22
ELEVATOR	.10	19
HVAC	.57	11
ELECTRICAL	.03	10
STRUCT/ROOF		
PLUMBING	.01	17
FIRE/LIFE SFTY	.53	6
OTHER MAINT/SUP	.31	13

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.54	85
ELECTRICAL	1.24	85
GAS	.05	63
FUEL OIL	.08	22
PURCH STEAM	.49	19
PURCH CH WTR		
COAL	.09	2
WATER/SEWER	.06	19
RDS/GNDS/SEC TOTAL	.25	22
RDS/GNDS TOTAL	.08	18
RDS/GNDS PAYRL	.07	15
RDS/GNDS CONTR	.07	10
RDS/GNDS OTHER	.01	14

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.45	13
SEC PAYROLL	.07	10
SEC CONTRACTS	.49	6
SEC OTHER	.05	5
ADMIN TOTAL	.53	18
PAYROLL	.51	18
MGMT FEES		
PROF FEES		
GEN OFC EXP	.03	10
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.07	3
REAL ESTATE TAX		
BUILDING INS	.06	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.21	22
CLEANING	1.06	19
REPAIR/MAINT	.80	22
RDS/GROUNDS	.07	15
SECURITY	.07	10
ADMINISTRATIVE	.51	18
TOTAL CONTRACTS	.90	18
CLEANING	.69	18
REPAIR/MAINT	.63	23
RDS/GROUNDS	.07	10
SECURITY	.49	6
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

1990

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	106 BLDS 22,304,397 SQ. FT.					19,525,710 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					9.88	7.88	7.33	11.29
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10	8.80	7.39	6.82	9.17				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	10	8.80	7.39	6.82	9.17				
EXPENSE									
CLEANING	98	1.43	1.32	1.03	1.70	1.45	1.35	1.03	1.75
REPAIR-MAINT	105	1.21	1.14	.84	1.63	1.23	1.16	.86	1.67
UTILITIES	101	1.63	1.17	.91	1.58	1.64	1.18	.92	1.59
RDS/GRNDS/SEC	103	.18	.16	.15	.17	.20	.19	.18	.20
ADMINISTRATIVE	89	.42	.40	.30	.57	.48	.45	.34	.65
TOTAL OPER EXP	93	4.76	4.32	3.68	5.39	5.41	5.07	4.18	5.95
FIXED EXPENSES	3	.06	.10			.06	.10		
TOTAL OPER + FIX	93	4.76	4.32	3.68	5.39	5.41	5.07	4.18	5.95
LEASING EXP									
TOTAL PAYROLL	21	2.68	2.25	.85	4.54				
TOTAL CONTRACT	20	.52	.27	.05	1.09				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11556	98
AVG SQFT/RETAIL TENANT	2587	77
AVG SQFT/OFFICE WORKER	201	99
AVG % OFFICE OCCUPANCY	97.6	99
AVG % RETAIL OCCUPANCY	100.0	79
AVG $ RATE YR-END RENT	10.16	10
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	95

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.56	21
PAYROLL	1.30	17
CONTRACT	.38	18
SUP/MAT/MISC	.11	17
TRASH REMOVAL	.03	19
REPR/MAINT TOTAL	1.67	21
PAYROLL	.94	21
ELEVATOR	.09	20
HVAC	.44	19
ELECTRICAL	.03	18
STRUCT/ROOF		
PLUMBING	.01	18
FIRE/LIFE SFTY	.02	9
OTHER MAINT/SUP	.21	21

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.21	20
ELECTRICAL	1.05	20
GAS	.04	18
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	20
RDS/GNDS/SEC TOTAL	.25	18
RDS/GNDS TOTAL	.12	16
RDS/GNDS PAYRL	.12	12
RDS/GNDS CONTR	.06	10
RDS/GNDS OTHER	.01	14

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.41	5
SEC PAYROLL		
SEC CONTRACTS	.37	4
SEC OTHER	.18	3
ADMIN TOTAL	.82	20
PAYROLL	.59	19
MGMT FEES	.17	2
PROF FEES		
GEN OFC EXP	.05	12
OTHER ADM EXP	.04	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.06	3
REAL ESTATE TAX		
BUILDING INS	.10	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.68	21
CLEANING	1.30	17
REPAIR/MAINT	.94	21
RDS/GROUNDS	.12	12
SECURITY		
ADMINISTRATIVE	.59	19
TOTAL CONTRACTS	.52	20
CLEANING	.38	18
REPAIR/MAINT	.14	16
RDS/GROUNDS	.06	10
SECURITY	.37	4
ADMINISTRATIVE	.17	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Comparison of Identical Buildings (5 Year)

1991

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	106 BLDS	23,125,635 SQ. FT.				20,645,872 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	13					14.77	15.05	8.61	16.46
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13	13.53	11.42	7.58	12.98				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	13	13.53	11.42	7.58	12.98				
EXPENSE									
CLEANING	106	1.48	1.46	1.07	1.99	1.49	1.48	1.07	2.00
REPAIR-MAINT	106	1.34	1.13	.86	1.76	1.34	1.14	.86	1.76
UTILITIES	105	1.78	1.28	.89	1.63	1.79	1.28	.89	1.67
RDS/GRNDS/SEC	24	.22	.19	.07	.29	.24	.21	.08	.40
ADMINISTRATIVE	83	.45	.42	.32	.57	.50	.49	.36	.63
TOTAL OPER EXP	105	5.05	4.36	3.59	5.39	5.65	5.15	4.11	6.37
FIXED EXPENSES	2	.10	.12			.10	.12		
TOTAL OPER+FIX	105	5.05	4.36	3.59	5.39	5.65	5.15	4.11	6.37
LEASING EXP	2	.01	.01						
TOTAL PAYROLL	24	2.55	2.10	.68	4.24				
TOTAL CONTRACT	22	.75	.62	.05	1.17				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12367	97
AVG SQFT/RETAIL TENANT	4513	10
AVG SQFT/OFFICE WORKER	213	98
AVG % OFFICE OCCUPANCY	97.1	99
AVG % RETAIL OCCUPANCY	100.0	10
AVG $ RATE YR-END RENT	11.50	12
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.85	93

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.65	24
PAYROLL	1.27	20
CONTRACT	.48	21
SUP/MAT/MISC	.09	20
TRASH REMOVAL	.04	19
REPR/MAINT TOTAL	1.61	24
PAYROLL	.83	24
ELEVATOR	.09	18
HVAC	.52	18
ELECTRICAL	.03	17
STRUCT/ROOF	.03	2
PLUMBING	.01	17
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.22	24

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.78	105
ELECTRICAL	1.44	105
GAS	.05	85
FUEL OIL	.08	20
PURCH STEAM	.56	21
PURCH CH WTR		
COAL		
WATER/SEWER	.09	24
RDS/GNDS/SEC TOTAL	.22	24
RDS/GNDS TOTAL	.08	20
RDS/GNDS PAYRL	.08	16
RDS/GNDS CONTR	.01	4
RDS/GNDS OTHER	.01	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.33	8
SEC PAYROLL	.10	4
SEC CONTRACTS	.20	8
SEC OTHER	.06	6
ADMIN TOTAL	.99	23
PAYROLL	.50	22
MGMT FEES	.42	3
PROF FEES		
GEN OFC EXP	.06	14
OTHER ADM EXP	.04	13

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.10	2
REAL ESTATE TAX		
BUILDING INS	.10	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.01	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.55	24
CLEANING	1.27	20
REPAIR/MAINT	.83	24
RDS/GROUNDS	.08	16
SECURITY	.10	4
ADMINISTRATIVE	.50	22
TOTAL CONTRACTS	.75	22
CLEANING	.48	21
REPAIR/MAINT	.26	16
RDS/GROUNDS	.01	4
SECURITY	.20	8
ADMINISTRATIVE	.65	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Agency Managed

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	11 BLDS	4,009,731 SQ. FT.				3,667,922 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					17.19	15.64	12.69	18.37
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	14.64	12.90	10.87	15.90				
NET PARKING INC	3	.65	.49						
MISCELLANEOUS									
TOTAL INCOME	7	14.76	12.90	10.99	15.97				
EXPENSE									
CLEANING	11	.92	.95	.73	.96	.93	.95	.73	.97
REPAIR-MAINT	11	1.35	1.07	.92	1.30	1.37	1.07	.92	1.31
UTILITIES	10	1.80	1.70	1.41	2.06	1.81	1.75	1.55	2.06
RDS/GRNDS/SEC	11	.44	.37	.30	.54	.48	.43	.37	.57
ADMINISTRATIVE	11	.43	.41	.34	.46	.47	.44	.36	.56
TOTAL OPER EXP	10	4.98	4.90	4.20	5.25	5.48	5.34	4.80	6.37
FIXED EXPENSES	5	.19	.16	.11	.23	.20	.16	.11	.24
TOTAL OPER+FIX	10	5.09	4.90	4.37	5.25	5.61	5.40	5.01	6.37
LEASING EXP	3	.58	.29						
TOTAL PAYROLL	10	1.31	.69	.66	1.56				
TOTAL CONTRACT	11	1.01	1.09	.85	1.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	28926	9
AVG SQFT/RETAIL TENANT	12353	2
AVG SQFT/OFFICE WORKER	205	8
AVG % OFFICE OCCUPANCY	96.9	10
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	20.14	8
AVG NET PRKNG INC/STALL	820.20	3
RENTABLE/GROSS SQFT	.83	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.92	11
PAYROLL	.37	6
CONTRACT	.62	11
SUP/MAT/MISC	.03	6
TRASH REMOVAL	.04	6
REPR/MAINT TOTAL	1.35	11
PAYROLL	.65	10
ELEVATOR	.17	7
HVAC	.14	7
ELECTRICAL	.07	6
STRUCT/ROOF	.03	6
PLUMBING	.03	7
FIRE/LIFE SFTY	.02	6
OTHER MAINT/SUP	.48	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.80	10
ELECTRICAL	1.64	10
GAS	.10	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	10
RDS/GNDS/SEC TOTAL	.44	11
RDS/GNDS TOTAL	.03	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	3
RDS/GNDS OTHER	.02	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.47	10
SEC PAYROLL	.36	6
SEC CONTRACTS	.31	8
SEC OTHER	.05	7
ADMIN TOTAL	.43	11
PAYROLL	.22	9
MGMT FEES	.20	6
PROF FEES	.05	4
GEN OFC EXP	.06	11
OTHER ADM EXP	.02	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.19	5
REAL ESTATE TAX		
BUILDING INS	.19	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.58	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.04	3
TENANT ALTS	.60	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.31	10
CLEANING	.37	6
REPAIR/MAINT	.65	10
RDS/GROUNDS		
SECURITY	.36	6
ADMINISTRATIVE	.22	9
TOTAL CONTRACTS	1.01	11
CLEANING	.62	11
REPAIR/MAINT	.30	4
RDS/GROUNDS	.03	3
SECURITY	.31	8
ADMINISTRATIVE	.20	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	663,207 SQ. FT.				538,496 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					18.07	17.71		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	14.62	13.05						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	14.62	13.05						
EXPENSE									
CLEANING	3	.90	.95			.90	.95		
REPAIR-MAINT	3	1.32	1.07			1.32	1.07		
UTILITIES	3	2.11	2.34			2.11	2.34		
RDS/GRNDS/SEC	3	.32	.31			.39	.40		
ADMINISTRATIVE	3	.44	.43			.55	.55		
TOTAL OPER EXP	3	5.10	5.25			6.30	6.37		
FIXED EXPENSES									
TOTAL OPER+FIX	3	5.10	5.25			6.30	6.37		
LEASING EXP									
TOTAL PAYROLL	3	.61	.66						
TOTAL CONTRACT	3	1.04	1.11						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8904	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	156	3
AVG % OFFICE OCCUPANCY	96.3	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.06	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.83	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.90	3
PAYROLL	.06	3
CONTRACT	.83	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.32	3
PAYROLL	.14	3
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	1.19	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.11	3
ELECTRICAL	1.94	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC TOTAL	.32	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.32	3
SEC PAYROLL	.10	3
SEC CONTRACTS	.21	3
SEC OTHER	.01	3
ADMIN TOTAL	.44	3
PAYROLL	.31	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.11	3
OTHER ADM EXP	.02	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.61	3
CLEANING	.06	3
REPAIR/MAINT	.14	3
RDS/GROUNDS		
SECURITY	.10	3
ADMINISTRATIVE	.31	3
TOTAL CONTRACTS	1.04	3
CLEANING	.83	3
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.21	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Agency Managed

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,582,824 SQ. FT.				1,477,009 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					17.47	17.05		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	15.39	15.06						
NET PARKING INC	2	.68	.70						
MISCELLANEOUS									
TOTAL INCOME	2	15.65	15.32						
EXPENSE									
CLEANING	4	.90	.90	.79	1.04	.90	.90	.79	1.04
REPAIR-MAINT	4	1.06	1.02	.81	1.27	1.06	1.03	.81	1.28
UTILITIES	3	1.75	1.75			1.75	1.75		
RDS/GRNDS/SEC	4	.51	.56	.23	.75	.55	.64	.30	.76
ADMINISTRATIVE	4	.50	.43	.34	.69	.53	.51	.35	.77
TOTAL OPER EXP	3	4.78	5.01			5.20	5.17		
FIXED EXPENSES	2	.11	.11			.11	.11		
TOTAL OPER + FIX	3	4.82	5.01			5.24	5.28		
LEASING EXP									
TOTAL PAYROLL	4	1.03	.75	.69	1.33				
TOTAL CONTRACT	4	1.20	1.02	.92	1.45				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	27535	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	247	3
AVG % OFFICE OCCUPANCY	93.2	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	24.12	3
AVG NET PRKNG INC/STALL	1047.40	2
RENTABLE/GROSS SQFT	.86	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.90	4
PAYROLL		
CONTRACT	.84	4
SUP/MAT/MISC	.01	2
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	1.06	4
PAYROLL	.52	4
ELEVATOR	.12	3
HVAC	.16	3
ELECTRICAL	.04	2
STRUCT/ROOF	.02	2
PLUMBING	.03	3
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.49	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.75	3
ELECTRICAL	1.58	3
GAS	.10	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.51	4
RDS/GNDS TOTAL	.02	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.64	3
SEC PAYROLL	.46	2
SEC CONTRACTS	.35	2
SEC OTHER	.17	2
ADMIN TOTAL	.50	4
PAYROLL	.26	4
MGMT FEES	.22	3
PROF FEES		
GEN OFC EXP	.06	4
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.11	2
REAL ESTATE TAX		
BUILDING INS	.11	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.03	4
CLEANING		
REPAIR/MAINT	.52	4
RDS/GROUNDS		
SECURITY	.46	2
ADMINISTRATIVE	.26	4
TOTAL CONTRACTS	1.20	4
CLEANING	.84	4
REPAIR/MAINT	.32	2
RDS/GROUNDS	.02	2
SECURITY	.35	2
ADMINISTRATIVE	.22	3

***TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.**

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS	1,068,447 SQ. FT.				945,770 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					18.27	13.96	9.20	21.16
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	18.30	13.96	9.20	21.17				
NET PARKING INC									
MISCELLANEOUS	5	.10	.04						
TOTAL INCOME	6	18.44	13.97	9.22	21.30				
EXPENSE									
CLEANING	17	1.11	1.08	.91	1.26	1.11	1.08	.91	1.26
REPAIR-MAINT	17	1.67	1.06	.66	1.52	1.67	1.06	.66	1.52
UTILITIES	17	1.22	1.54	1.35	2.00	1.22	1.54	1.35	2.00
RDS/GRNDS/SEC	17	.77	.49	.32	.63	.86	.49	.32	.63
ADMINISTRATIVE	17	.46	.44	.40	.81	.52	.55	.42	.81
TOTAL OPER EXP	17	5.23	5.07	4.65	5.40	5.90	5.07	4.65	5.40
FIXED EXPENSES	5	.70	1.45			.70	1.45		
TOTAL OPER + FIX	17	5.31	5.54	4.74	6.26	5.99	5.79	4.74	6.93
LEASING EXP									
TOTAL PAYROLL	6	.82	.91						
TOTAL CONTRACT	6	1.81	1.30						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	26030	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	512	14
AVG % OFFICE OCCUPANCY	99.6	17
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.82	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.72	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.12	6
PAYROLL		
CONTRACT	1.01	6
SUP/MAT/MISC	.07	6
TRASH REMOVAL	.04	6
REPR/MAINT TOTAL	1.19	6
PAYROLL	.61	6
ELEVATOR	.06	6
HVAC	.18	6
ELECTRICAL	.05	6
STRUCT/ROOF		
PLUMBING	.05	6
FIRE/LIFE SFTY	.06	5
OTHER MAINT/SUP	.13	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.18	15
ELECTRICAL	1.01	15
GAS	.19	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	15
RDS/GNDS/SEC TOTAL	.95	6
RDS/GNDS TOTAL	.17	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	6
RDS/GNDS OTHER	.04	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.77	6
SEC PAYROLL		
SEC CONTRACTS	.71	6
SEC OTHER	.07	3
ADMIN TOTAL	.48	6
PAYROLL	.20	5
MGMT FEES	.24	6
PROF FEES	.04	5
GEN OFC EXP	.02	6
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.82	6
CLEANING		
REPAIR/MAINT	.61	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.20	5
TOTAL CONTRACTS	1.81	6
CLEANING	1.01	6
REPAIR/MAINT		
RDS/GROUNDS	.08	6
SECURITY	.71	6
ADMINISTRATIVE	.27	6

***TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.**

All Electric Buildings

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	63 BLDS	11,862,524 SQ. FT.				10,692,991 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	12					11.73	8.53	8.06	12.30
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12	9.96	8.42	7.88	10.84				
NET PARKING INC	2	.63	.59						
MISCELLANEOUS	4	.12	.11	.04	.21				
TOTAL INCOME	12	10.03	8.43	7.92	10.96				
EXPENSE									
CLEANING	62	1.10	1.05	.85	1.35	1.10	1.05	.85	1.35
REPAIR-MAINT	62	1.03	.96	.67	1.31	1.04	.96	.67	1.31
UTILITIES	61	1.37	1.27	1.09	1.68	1.37	1.27	1.09	1.68
RDS/GRNDS/SEC	25	.16	.08	.05	.23	.17	.09	.05	.35
ADMINISTRATIVE	57	.35	.41	.24	.50	.39	.45	.25	.60
TOTAL OPER EXP	60	3.89	3.90	3.22	4.78	4.31	4.23	3.46	5.71
FIXED EXPENSES	10	.08	.02	.02	.02	.08	.02	.02	.02
TOTAL OPER+FIX	60	3.89	3.90	3.22	4.78	4.32	4.24	3.46	5.71
LEASING EXP	7	.11	.06	.04	.33				
TOTAL PAYROLL	29	1.28	1.06	.34	1.48				
TOTAL CONTRACT	24	.53	.56	.15	.97				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14873	56
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	227	51
AVG % OFFICE OCCUPANCY	95.4	57
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	15.42	19
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.86	59

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.99	28
PAYROLL	.59	25
CONTRACT	.46	22
SUP/MAT/MISC	.09	24
TRASH REMOVAL	.04	23
REPR/MAINT TOTAL	1.28	20
PAYROLL	.60	20
ELEVATOR	.05	14
HVAC	.38	16
ELECTRICAL	.08	15
STRUCT/ROOF	.03	8
PLUMBING	.05	16
FIRE/LIFE SFTY	.05	13
OTHER MAINT/SUP	.36	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.37	61
ELECTRICAL	1.29	61
GAS	.04	28
FUEL OIL	.09	3
PURCH STEAM	.08	5
PURCH CH WTR	.27	5
COAL		
WATER/SEWER	.07	28
RDS/GNDS/SEC TOTAL	.16	16
RDS/GNDS TOTAL	.03	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	6
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	13
SEC PAYROLL	.08	10
SEC CONTRACTS	.22	7
SEC OTHER	.02	4
ADMIN TOTAL	.33	20
PAYROLL	.24	19
MGMT FEES		
PROF FEES		
GEN OFC EXP	.08	6
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.08	10
REAL ESTATE TAX		
BUILDING INS	.05	10
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.11	7
ADV/PROMOTION	.13	6
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.28	29
CLEANING	.59	25
REPAIR/MAINT	.60	20
RDS/GROUNDS		
SECURITY	.08	10
ADMINISTRATIVE	.24	19
TOTAL CONTRACTS	.53	24
CLEANING	.46	22
REPAIR/MAINT	.11	2
RDS/GROUNDS	.03	6
SECURITY	.22	7
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	287,887 SQ. FT.				254,280 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	[illegible]	1.33	1.14	.93	2.08	1.33	1.14	.93	2.08
REPAIR-MAINT	9	1.37	1.66	1.06	1.80	1.37	1.66	1.06	1.80
UTILITIES	9	1.25	1.24	.81	1.75	1.25	1.24	.81	1.75
RDS/GRNDS/SEC									
ADMINISTRATIVE	7	.42	.48	.41	.52	.48	.53	.45	.62
TOTAL OPER EXP	9	4.32	4.36	3.70	4.84	4.89	4.93	3.90	5.79
FIXED EXPENSES									
TOTAL OPER+FIX	9	4.32	4.36	3.70	4.84	4.89	4.93	3.90	5.79
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3759	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	313	8
AVG % OFFICE OCCUPANCY	99.3	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.81	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.25	9
ELECTRICAL	1.19	9
GAS	.05	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

All Electric Buildings

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS	1,531,805 SQ. FT.				1,387,447 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					8.27	8.31	7.97	8.50
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	8.27	8.31	7.97	8.50				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	8.31	8.38	8.04	8.51				
EXPENSE									
CLEANING	18	1.22	1.10	.92	1.59	1.22	1.10	.92	1.59
REPAIR-MAINT	17	.86	.85	.63	1.01	.86	.85	.63	1.01
UTILITIES	17	1.46	1.28	1.07	1.85	1.46	1.28	1.07	1.85
RDS/GRNDS/SEC	6	.18	.11	.06	.23	.18	.11	.06	.23
ADMINISTRATIVE	17	.48	.45	.39	.54	.53	.50	.39	.62
TOTAL OPER EXP	17	4.01	3.94	3.22	4.67	4.44	4.20	3.39	5.01
FIXED EXPENSES	4	.02	.02	.02	.02	.02	.02	.02	.02
TOTAL OPER+FIX	17	4.01	3.94	3.23	4.67	4.45	4.22	3.40	5.01
LEASING EXP									
TOTAL PAYROLL	8	1.33	.93	.34	1.58				
TOTAL CONTRACT	6	.67	.57	.18	.73				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12125	16
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	224	14
AVG % OFFICE OCCUPANCY	96.5	16
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.13	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.83	17

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.05**	**8**
PAYROLL	.50	7
CONTRACT	.59	6
SUP/MAT/MISC	.12	7
TRASH REMOVAL	.04	7
REPR/MAINT TOTAL	**.89**	**3**
PAYROLL	.52	3
ELEVATOR	.05	3
HVAC	.12	3
ELECTRICAL	.05	3
STRUCT/ROOF	.01	2
PLUMBING	.02	3
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.46**	**17**
ELECTRICAL	1.38	17
GAS	.05	11
FUEL OIL		
PURCH STEAM	.08	2
PURCH CH WTR	.27	2
COAL		
WATER/SEWER	.07	7
RDS/GNDS/SEC TOTAL	**.31**	**2**
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.22**	**4**
PAYROLL	.21	4
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.02**	**4**
REAL ESTATE TAX		
BUILDING INS	.02	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.33**	**8**
CLEANING	.50	7
REPAIR/MAINT	.52	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.21	4
TOTAL CONTRACTS	**.67**	**8**
CLEANING	.59	6
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	21 BLDS	4,323,647 SQ. FT.				3,971,800 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	7					12.87	8.60	8.18	15.67
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	11.96	8.60	8.18	13.32				
NET PARKING INC									
MISCELLANEOUS	3	.11	.07						
TOTAL INCOME	7	12.06	8.67	8.21	13.46				
EXPENSE									
CLEANING	20	1.08	.98	.81	1.34	1.08	.98	.81	1.34
REPAIR-MAINT	21	1.06	1.00	.51	1.39	1.06	1.00	.51	1.41
UTILITIES	21	1.47	1.35	1.22	1.76	1.47	1.37	1.22	1.76
RDS/GRNDS/SEC	11	.22	.08	.05	.30	.24	.11	.05	.35
ADMINISTRATIVE	19	.36	.40	.15	.50	.40	.40	.16	.56
TOTAL OPER EXP	20	4.06	3.90	3.18	5.00	4.39	4.09	3.36	5.59
FIXED EXPENSES	5	.08	.02	.02	.12	.09	.02	.02	.12
TOTAL OPER+FIX	20	4.07	3.90	3.18	5.00	4.41	4.09	3.36	5.60
LEASING EXP	2	.23	.31						
TOTAL PAYROLL	11	.74	.68	.22	1.09				
TOTAL CONTRACT	11	.79	.61	.39	1.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12059	19
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	234	18
AVG % OFFICE OCCUPANCY	96.9	20
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.78	8
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.87	20

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.94**	**10**
PAYROLL	.23	9
CONTRACT	.70	9
SUP/MAT/MISC	.11	8
TRASH REMOVAL	.05	8
REPR/MAINT TOTAL	**1.33**	**7**
PAYROLL	.58	7
ELEVATOR	.06	4
HVAC	.20	4
ELECTRICAL	.16	4
STRUCT/ROOF	.05	2
PLUMBING	.05	4
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.68	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.47**	**21**
ELECTRICAL	1.39	21
GAS	.02	6
FUEL OIL	.10	2
PURCH STEAM	.08	3
PURCH CH WTR	.27	3
COAL		
WATER/SEWER	.06	11
RDS/GNDS/SEC TOTAL	**.28**	**7**
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	6
SEC PAYROLL	.11	4
SEC CONTRACTS	.25	5
SEC OTHER	.03	3
ADMIN TOTAL	**.34**	**8**
PAYROLL	.24	5
MGMT FEES		
PROF FEES		
GEN OFC EXP	.07	3
OTHER ADM EXP	.02	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.08**	**5**
REAL ESTATE TAX		
BUILDING INS	.03	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.23**	**2**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.74**	**11**
CLEANING	.23	9
REPAIR/MAINT	.58	7
RDS/GROUNDS		
SECURITY	.11	4
ADMINISTRATIVE	.24	5
TOTAL CONTRACTS	**.79**	**11**
CLEANING	.70	9
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.25	5
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

All Electric Buildings

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	3,450,342 SQ. FT.				2,892,162 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	8	1.18	1.11	.69	1.45	1.18	1.11	.69	1.47
REPAIR-MAINT	8	1.06	.83	.69	1.17	1.07	.83	.69	1.17
UTILITIES	7	1.33	1.15	1.11	1.39	1.34	1.15	1.11	1.41
RDS/GRNDS/SEC	3	.09	.04			.11	.04		
ADMINISTRATIVE	7	.37	.35	.30	.44	.44	.38	.34	.72
TOTAL OPER EXP	7	3.92	3.40	3.11	4.49	4.77	5.03	3.53	6.17
FIXED EXPENSES									
TOTAL OPER+FIX	7	3.92	3.40	3.11	4.49	4.77	5.03	3.53	6.17
LEASING EXP									
TOTAL PAYROLL	3	1.59	1.06						
TOTAL CONTRACT	3	.48	.56						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18836	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	200	7
AVG % OFFICE OCCUPANCY	94.4	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	23.32	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.86	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.12	3
PAYROLL	.82	2
CONTRACT	.44	3
SUP/MAT/MISC	.06	2
TRASH REMOVAL	.04	2
REPR/MAINT TOTAL	1.38	3
PAYROLL	.60	3
ELEVATOR	.04	2
HVAC	.81	2
ELECTRICAL		
STRUCT/ROOF		
PLUMBING	.04	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.24	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.33	7
ELECTRICAL	1.29	7
GAS	.06	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	2
RDS/GNDS/SEC TOTAL	.09	3
RDS/GNDS TOTAL	.03	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.54	3
PAYROLL	.34	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.09	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.59	3
CLEANING	.82	2
REPAIR/MAINT	.60	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.34	3
TOTAL CONTRACTS	.48	3
CLEANING	.44	3
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS	1,179,326 SQ. FT.				998,769 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	18	1.14	1.09	.87	1.49	1.14	1.09	.87	1.49
REPAIR-MAINT	18	1.70	1.52	1.23	2.26	1.70	1.52	1.23	2.26
UTILITIES	18	1.57	1.38	1.23	1.89	1.57	1.38	1.23	1.89
RDS/GRNDS/SEC	7	.76	.58	.40	.69	.90	.58	.40	.69
ADMINISTRATIVE	10	.44	.51	.41	.64	.53	.62	.42	.70
TOTAL OPER EXP	18	5.23	4.29	3.98	6.26	6.17	5.30	4.19	7.15
FIXED EXPENSES									
TOTAL OPER+FIX	18	5.23	4.29	3.98	6.26	6.17	5.30	4.19	7.15
LEASING EXP									
TOTAL PAYROLL	6	1.69	2.23	.63	3.44				
TOTAL CONTRACT	7	1.63	1.32	.78	2.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5363	13
AVG SQFT/RETAIL TENANT	482	2
AVG SQFT/OFFICE WORKER	321	15
AVG % OFFICE OCCUPANCY	98.5	16
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.76	13

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.17	8
PAYROLL	.99	3
CONTRACT	.82	7
SUP/MAT/MISC	.08	7
TRASH REMOVAL	.06	7
REPR/MAINT TOTAL	1.75	6
PAYROLL	.98	6
ELEVATOR	.07	6
HVAC	.39	5
ELECTRICAL	.07	5
STRUCT/ROOF	.09	3
PLUMBING	.05	5
FIRE/LIFE SFTY	.07	3
OTHER MAINT/SUP	.14	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.57	18
ELECTRICAL	1.41	18
GAS	.15	13
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	8
RDS/GNDS/SEC TOTAL	.76	7
RDS/GNDS TOTAL	.17	5
RDS/GNDS PAYRL	.13	3
RDS/GNDS CONTR	.06	5
RDS/GNDS OTHER	.03	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.81	5
SEC PAYROLL		
SEC CONTRACTS	.76	5
SEC OTHER	.07	3
ADMIN TOTAL	.46	6
PAYROLL	.36	5
MGMT FEES	.20	3
PROF FEES		
GEN OFC EXP	.02	4
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.69	6
CLEANING	.99	3
REPAIR/MAINT	.98	6
RDS/GROUNDS	.13	3
SECURITY		
ADMINISTRATIVE	.36	5
TOTAL CONTRACTS	1.63	7
CLEANING	.82	7
REPAIR/MAINT	.93	2
RDS/GROUNDS	.06	5
SECURITY	.76	5
ADMINISTRATIVE	.21	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

All Electric Buildings

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	349,110 SQ. FT.				293,230 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	11	1.04	1.09	.83	1.55	1.04	1.09	.83	1.55
REPAIR-MAINT	11	1.72	1.51	1.23	1.98	1.72	1.51	1.23	1.98
UTILITIES	11	1.48	1.36	1.16	1.59	1.48	1.36	1.16	1.59
RDS/GRNDS/SEC									
ADMINISTRATIVE	4	.37	.60	.26	.69	.43	.70	.33	.77
TOTAL OPER EXP	11	4.42	4.11	3.74	5.56	5.27	5.04	4.51	6.26
FIXED EXPENSES									
TOTAL OPER+FIX	11	4.42	4.11	3.74	5.56	5.27	5.04	4.51	6.26
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2704	10
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	281	10
AVG % OFFICE OCCUPANCY	97.5	10
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.78	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.48	11
ELECTRICAL	1.37	11
GAS	.09	10
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	378,448 SQ. FT.				375,883 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.11	.89			1.11	.90		
REPAIR-MAINT	3	1.77	1.28			1.77	1.28		
UTILITIES	3	1.52	1.49			1.52	1.49		
RDS/GRNDS/SEC	3	.41	.53			.42	.53		
ADMINISTRATIVE	2	.51	.52			.52	.52		
TOTAL OPER EXP	3	5.17	4.04			5.21	4.05		
FIXED EXPENSES									
TOTAL OPER+FIX	3	5.17	4.04			5.21	4.05		
LEASING EXP									
TOTAL PAYROLL	2	2.09	2.21						
TOTAL CONTRACT	3	.95	1.30						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18822	2
AVG SQFT/RETAIL TENANT	482	2
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	100.0	2
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.72	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.11	3
PAYROLL		
CONTRACT	.52	3
SUP/MAT/MISC	.13	2
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	1.97	2
PAYROLL	1.18	2
ELEVATOR	.07	2
HVAC	.60	2
ELECTRICAL	.03	2
STRUCT/ROOF		
PLUMBING	.03	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.05	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.52	3
ELECTRICAL	1.46	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.41	3
RDS/GNDS TOTAL	.13	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.48	2
SEC PAYROLL		
SEC CONTRACTS	.47	2
SEC OTHER		
ADMIN TOTAL	.51	2
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.09	2
CLEANING		
REPAIR/MAINT	1.18	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.95	3
CLEANING	.52	3
REPAIR/MAINT		
RDS/GROUNDS	.12	2
SECURITY	.47	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

United States Government Sector: National Cross-Tabulations

Age/Height Analyses

Age/Size Analyses

Location/Size Analyses

Age/Height Analysis

0-9 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	368,949 SQ. FT.				368,292 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					18.92	16.09		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	18.88	16.08						
NET PARKING INC	2	.20	.25						
MISCELLANEOUS									
TOTAL INCOME	2	19.17	16.40						
EXPENSE									
CLEANING	3	.81	.70			.81	.79		
REPAIR-MAINT	3	.67	.68			.67	.68		
UTILITIES	4	1.47	1.49	1.16	1.73	1.47	1.49	1.16	1.73
RDS/GRNDS/SEC	3	.67	.63			.67	.63		
ADMINISTRATIVE	4	.74	.48	.43	1.25	.74	.48	.43	1.26
TOTAL OPER EXP	2	3.71	3.66			3.72	3.67		
FIXED EXPENSES									
TOTAL OPER + FIX	2	3.74	3.69			3.75	3.70		
LEASING EXP									
TOTAL PAYROLL	4	1.33	1.04	.50	2.86				
TOTAL CONTRACT	2	1.20	1.19						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18594	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.01	2
AVG NET PRKNG INC/STALL	47.79	2
RENTABLE/GROSS SQFT	.80	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.81	3
PAYROLL		
CONTRACT	.70	2
SUP/MAT/MISC	.07	3
TRASH REMOVAL	.04	2
REPR/MAINT TOTAL	.67	3
PAYROLL	.49	3
ELEVATOR	.10	2
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.06	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.47	4
ELECTRICAL	1.32	4
GAS	.05	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	4
RDS/GNDS/SEC TOTAL	.67	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.59	3
SEC PAYROLL		
SEC CONTRACTS	.41	2
SEC OTHER		
ADMIN TOTAL	.74	4
PAYROLL	.93	3
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.33	4
CLEANING		
REPAIR/MAINT	.49	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.93	3
TOTAL CONTRACTS	1.20	2
CLEANING	.70	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.41	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

0-9 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	772,982 SQ. FT.				730,420 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					17.59	13.73		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	18.42	16.27	12.22	20.12				
NET PARKING INC	2	.23	.22						
MISCELLANEOUS									
TOTAL INCOME	4	18.47	16.45	12.45	20.12				
EXPENSE									
CLEANING	5	1.04	1.14	.80	1.51	1.04	1.14	.80	1.51
REPAIR-MAINT	5	1.66	1.99	.90	2.30	1.66	1.99	.90	2.30
UTILITIES	5	1.45	1.41	1.15	1.89	1.45	1.41	1.15	1.89
RDS/GRNDS/SEC	6	.29	.24	.06	.63	.31	.27	.06	.63
ADMINISTRATIVE	5	.90	.51	.34	1.58	.95	.57	.34	1.70
TOTAL OPER EXP	4	4.97	4.28	3.05	6.30	5.31	4.62	3.08	7.04
FIXED EXPENSES	2	.08	.07			.08	.07		
TOTAL OPER + FIX	4	5.00	4.30	3.12	6.30	5.34	4.65	3.15	7.04
LEASING EXP									
TOTAL PAYROLL	6	1.31	.78	.53	4.77				
TOTAL CONTRACT	5	1.11	1.18	.80	1.81				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7476	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	175	3
AVG % OFFICE OCCUPANCY	94.4	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.80	3
AVG NET PRKNG INC/STALL	82.22	2
RENTABLE/GROSS SQFT	.86	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.04	5
PAYROLL	.08	2
CONTRACT	.96	5
SUP/MAT/MISC	.06	2
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	1.66	5
PAYROLL	.41	5
ELEVATOR	.11	2
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.86	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.43	4
ELECTRICAL	1.32	4
GAS	.10	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	.29	6
RDS/GNDS TOTAL	.01	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	5
SEC PAYROLL	.25	3
SEC CONTRACTS	.16	4
SEC OTHER	.01	2
ADMIN TOTAL	.48	4
PAYROLL	.43	4
MGMT FEES		
PROF FEES		
GEN OFC EXP	.05	2
OTHER ADM EXP	.04	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.08	2
REAL ESTATE TAX		
BUILDING INS	.07	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.31	6
CLEANING	.08	2
REPAIR/MAINT	.41	5
RDS/GROUNDS		
SECURITY	.25	3
ADMINISTRATIVE	.43	4
TOTAL CONTRACTS	1.11	5
CLEANING	.96	5
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.16	4
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

0-9 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,164,493 SQ. FT.				1,156,301 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	.75	.74	.72	.79	.76	.74	.73	.79
REPAIR-MAINT	4	1.06	.97	.45	1.48	1.07	.97	.45	1.50
UTILITIES	4	1.75	1.73	1.54	2.00	1.76	1.73	1.55	2.00
RDS/GRNDS/SEC	4	.52	.37	.33	.61	.52	.37	.34	.61
ADMINISTRATIVE	4	.60	.71	.38	.95	.60	.71	.39	.95
TOTAL OPER EXP	4	4.68	4.62	4.33	4.92	4.71	4.68	4.39	4.92
FIXED EXPENSES									
TOTAL OPER+FIX	4	4.73	4.72	4.44	4.92	4.77	4.79	4.50	4.92
LEASING EXP									
TOTAL PAYROLL	4	1.19	.91	.50	1.58				
TOTAL CONTRACT	4	1.04	.99	.96	1.14				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	236	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.75	4
PAYROLL		
CONTRACT	.67	4
SUP/MAT/MISC	.06	3
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	1.06	4
PAYROLL	1.07	2
ELEVATOR	.07	3
HVAC	.23	3
ELECTRICAL	.04	3
STRUCT/ROOF	.02	3
PLUMBING	.02	3
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.16	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.75	4
ELECTRICAL	1.36	4
GAS	.16	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	4
RDS/GNDS/SEC TOTAL	.52	4
RDS/GNDS TOTAL	.04	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.06	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.48	4
SEC PAYROLL		
SEC CONTRACTS	.32	3
SEC OTHER		
ADMIN TOTAL	.60	4
PAYROLL	.35	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.26	3
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.19	4
CLEANING		
REPAIR/MAINT	1.07	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.35	3
TOTAL CONTRACTS	1.04	4
CLEANING	.67	4
REPAIR/MAINT	.20	3
RDS/GROUNDS		
SECURITY	.32	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	779,457 SQ. FT.				714,588 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					12.40	12.51		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	12.34	12.43						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	14.20	14.17						
EXPENSE									
CLEANING	15	1.23	1.27	1.09	1.66	1.24	1.27	1.09	1.70
REPAIR-MAINT	16	1.26	1.33	.94	1.78	1.27	1.33	.94	1.96
UTILITIES	16	1.68	1.31	1.00	1.87	1.69	1.34	1.00	1.87
RDS/GRNDS/SEC	5	.65	.53	.27	1.19	.65	.53	.27	1.21
ADMINISTRATIVE	12	.71	.48	.33	.62	.78	.51	.36	.71
TOTAL OPER EXP	15	4.63	4.11	3.76	5.92	5.08	4.62	4.12	6.21
FIXED EXPENSES									
TOTAL OPER+FIX	15	4.64	4.11	3.76	5.92	5.09	4.62	4.12	6.21
LEASING EXP									
TOTAL PAYROLL	3	2.54	2.63						
TOTAL CONTRACT	3	1.07	.84						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5037	13
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	236	14
AVG % OFFICE OCCUPANCY	98.0	14
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.53	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.79	13

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.11	3
PAYROLL	.22	2
CONTRACT	.81	3
SUP/MAT/MISC	.12	2
TRASH REMOVAL	.13	3
REPR/MAINT TOTAL	1.58	2
PAYROLL	1.31	2
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.26	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.70	16
ELECTRICAL	1.47	15
GAS	.19	12
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.23	4
RDS/GNDS/SEC TOTAL	.79	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.91	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	1.55	2
PAYROLL	1.54	2
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.54	3
CLEANING	.22	2
REPAIR/MAINT	1.31	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	1.54	2
TOTAL CONTRACTS	1.07	3
CLEANING	.81	3
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

10-19 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	1,532,993 SQ. FT.				1,505,363 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	11					9.98	8.60	8.13	13.68
RETAIL AREA									
OTHER AREA	4	4.83	5.11	4.67	5.11				
TOTAL RENT	11	9.96	8.60	8.13	13.47				
NET PARKING INC	4	.28	.28	.23	.32				
MISCELLANEOUS	3	.11	.07						
TOTAL INCOME	11	10.09	8.63	8.16	13.73				
EXPENSE									
CLEANING	10	1.00	.99	.85	1.11	1.00	.99	.85	1.11
REPAIR-MAINT	14	1.01	.61	.48	1.23	1.01	.61	.48	1.23
UTILITIES	14	1.85	1.93	1.33	2.58	1.85	1.93	1.33	2.58
RDS/GRNDS/SEC	12	.35	.18	.05	.74	.36	.18	.05	.74
ADMINISTRATIVE	13	.87	.49	.40	1.26	.87	.49	.40	1.27
TOTAL OPER EXP	10	4.18	3.64	3.09	5.19	4.26	3.84	3.09	5.19
FIXED EXPENSES	7	.02	.02	.02	.02	.02	.02	.02	.02
TOTAL OPER+FIX	10	4.19	3.66	3.11	5.21	4.27	3.84	3.11	5.21
LEASING EXP									
TOTAL PAYROLL	13	1.76	.63	.15	3.90				
TOTAL CONTRACT	8	.51	.49	.35	.67				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14385	14
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	250	14
AVG % OFFICE OCCUPANCY	99.4	14
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.07	11
AVG NET PRKNG INC/STALL	72.00	4
RENTABLE/GROSS SQFT	.82	14

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.03	9
PAYROLL	.42	9
CONTRACT	.48	8
SUP/MAT/MISC	.15	9
TRASH REMOVAL	.03	9
REPR/MAINT TOTAL	1.77	6
PAYROLL	1.33	6
ELEVATOR	.08	2
HVAC	.84	2
ELECTRICAL	.10	2
STRUCT/ROOF		
PLUMBING	.08	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.06	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.85	14
ELECTRICAL	1.64	14
GAS		
FUEL OIL		
PURCH STEAM	.08	4
PURCH CH WTR	.27	4
COAL		
WATER/SEWER	.11	13
RDS/GNDS/SEC TOTAL	.74	5
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.97	4
SEC PAYROLL	.97	4
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	1.46	6
PAYROLL	1.46	6
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.02	7
REAL ESTATE TAX		
BUILDING INS	.02	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.76	13
CLEANING	.42	9
REPAIR/MAINT	1.33	6
RDS/GROUNDS		
SECURITY	.97	4
ADMINISTRATIVE	1.46	6
TOTAL CONTRACTS	.51	8
CLEANING	.48	8
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	638,543 SQ. FT.				615,542 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					13.12	12.05		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	13.02	11.99						
NET PARKING INC	2	.36	.29						
MISCELLANEOUS									
TOTAL INCOME	2	13.38	12.29						
EXPENSE									
CLEANING	2	.65	.68			.65	.69		
REPAIR-MAINT	3	.90	.92			.90	.92		
UTILITIES	3	1.31	1.55			1.31	1.55		
RDS/GRNDS/SEC	2	.83	.71			.84	.72		
ADMINISTRATIVE	2	1.94	1.33			1.98	1.35		
TOTAL OPER EXP	2	2.71	3.34			2.85	3.41		
FIXED EXPENSES									
TOTAL OPER+FIX	2	2.73	3.42			2.87	3.49		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11481	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	213	2
AVG % OFFICE OCCUPANCY	96.9	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.34	2
AVG NET PRKNG INC/STALL	71.54	2
RENTABLE/GROSS SQFT	.77	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.16	2
ELECTRICAL	1.15	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

10-19 YEARS 20-29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,623,291 SQ. FT.				1,095,885 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.85	.58			.93	.73		
REPAIR-MAINT	3	1.00	1.01			1.10	1.01		
UTILITIES	3	1.59	1.60			1.74	2.01		
RDS/GRNDS/SEC	3	.21	.19			.31	.37		
ADMINISTRATIVE	3	.23	.20			.34	.36		
TOTAL OPER EXP	3	3.89	3.37			5.75	5.89		
FIXED EXPENSES									
TOTAL OPER+FIX	3	3.97	3.37			5.88	5.89		
LEASING EXP									
TOTAL PAYROLL	2	1.14	1.13						
TOTAL CONTRACT	3	.60	.56						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	80.8	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.85	3
PAYROLL	.28	2
CONTRACT	.57	3
SUP/MAT/MISC	.07	2
TRASH REMOVAL	.04	2
REPR/MAINT TOTAL	.75	2
PAYROLL	.41	2
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.26	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.59	3
ELECTRICAL	1.23	3
GAS		
FUEL OIL		
PURCH STEAM	.14	2
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.21	3
RDS/GNDS TOTAL	.02	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	2
SEC PAYROLL	.22	2
SEC CONTRACTS		
SEC OTHER	.01	2
ADMIN TOTAL	.23	3
PAYROLL	.22	2
MGMT FEES		
PROF FEES		
GEN OFC EXP	.05	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	-	
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.14	2
CLEANING	.28	2
REPAIR/MAINT	.41	2
RDS/GROUNDS		
SECURITY	.22	2
ADMINISTRATIVE	.22	2
TOTAL CONTRACTS	.60	3
CLEANING	.57	3
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

20-29 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	834,442 SQ. FT.				738,128 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	14	1.32	1.02	.87	1.78	1.33	1.02	.87	1.78
REPAIR-MAINT	14	1.41	1.17	1.04	1.74	1.42	1.17	1.04	1.74
UTILITIES	13	1.34	.99	.80	1.63	1.35	.99	.80	1.63
RDS/GRNDS/SEC	4	.17	.16	.09	.45	.18	.18	.09	.47
ADMINISTRATIVE	9	.47	.45	.34	.54	.53	.55	.39	.66
TOTAL OPER EXP	13	4.51	4.11	3.32	5.19	5.03	4.73	3.90	6.33
FIXED EXPENSES									
TOTAL OPER+FIX	13	4.52	4.11	3.37	5.19	5.05	4.73	3.90	6.33
LEASING EXP									
TOTAL PAYROLL	3	2.91	1.89						
TOTAL CONTRACT	3	.59	.11						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3548	11
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	248	12
AVG % OFFICE OCCUPANCY	97.5	12
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.86	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.39	4
PAYROLL	1.22	3
CONTRACT	.10	3
SUP/MAT/MISC	.13	4
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	1.35	3
PAYROLL	1.06	3
ELEVATOR	.03	2
HVAC	.06	2
ELECTRICAL	.04	2
STRUCT/ROOF		
PLUMBING	.02	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.22	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.34	13
ELECTRICAL	1.20	13
GAS	.08	11
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	.17	4
RDS/GNDS TOTAL	.17	2
RDS/GNDS PAYRL	.15	2
RDS/GNDS CONTR		
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.19	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.50	3
PAYROLL	.50	3
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.91	3
CLEANING	1.22	3
REPAIR/MAINT	1.06	3
RDS/GROUNDS	.15	2
SECURITY		
ADMINISTRATIVE	.50	3
TOTAL CONTRACTS	.59	3
CLEANING	.10	3
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

20-29 YEARS 5-9 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	2,445,565 SQ. FT.				2,284,255 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					13.42	13.76		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	13.42	13.63						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	13.43	13.89						
EXPENSE									
CLEANING	6	1.17	1.39	.74	2.19	1.17	1.39	.74	2.23
REPAIR-MAINT	8	1.02	1.02	.74	1.85	1.02	1.02	.74	1.85
UTILITIES	8	1.26	1.20	.97	1.72	1.26	1.20	.97	1.74
RDS/GRNDS/SEC	4	.42	.35	.18	.97	.44	.39	.22	.98
ADMINISTRATIVE	8	.55	.44	.25	.77	.59	.48	.27	.87
TOTAL OPER EXP	6	4.12	4.33	2.80	5.30	4.36	4.51	3.15	6.16
FIXED EXPENSES									
TOTAL OPER+FIX	6	4.12	4.33	2.80	5.30	4.36	4.51	3.15	6.16
LEASING EXP	2	.19	.38						
TOTAL PAYROLL	5	1.05	.92	.45	5.87				
TOTAL CONTRACT	3	1.36	1.44						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12087	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	225	6
AVG % OFFICE OCCUPANCY	98.3	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		-
RENTABLE/GROSS SQFT	.82	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.84	3
PAYROLL	.23	3
CONTRACT	.64	2
SUP/MAT/MISC	.02	2
TRASH REMOVAL		
REPR/MAINT TOTAL	1.24	5
PAYROLL	.57	4
ELEVATOR	.03	2
HVAC	.47	3
ELECTRICAL	.24	2
STRUCT/ROOF		
PLUMBING	.08	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.18	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.34	7
ELECTRICAL	1.08	7
GAS	.18	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.17	4
RDS/GNDS/SEC TOTAL	.42	4
RDS/GNDS TOTAL	.16	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.49	2
SEC PAYROLL	.21	2
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.80	4
PAYROLL	.59	4
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.19	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.19	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.05	5
CLEANING	.23	3
REPAIR/MAINT	.57	4
RDS/GROUNDS		
SECURITY	.21	2
ADMINISTRATIVE	.59	4
TOTAL CONTRACTS	1.36	3
CLEANING	.64	2
REPAIR/MAINT	.65	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

20-29 YEARS 10-19 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	15 BLDS	7,029,843 SQ. FT.				6,339,406 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					16.31	16.38	11.07	18.01
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	13.14	12.23	9.25	14.04				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	13.15	12.23	9.37	14.04				
EXPENSE									
CLEANING	14	1.16	1.06	.74	1.37	1.17	1.06	.74	1.37
REPAIR-MAINT	14	1.10	.94	.72	1.07	1.11	.94	.72	1.07
UTILITIES	14	1.48	1.42	1.13	1.69	1.49	1.45	1.13	1.69
RDS/GRNDS/SEC	9	.48	.23	.06	.43	.54	.28	.06	.50
ADMINISTRATIVE	15	.49	.34	.27	.44	.54	.38	.30	.57
TOTAL OPER EXP	14	4.18	3.80	3.25	4.80	4.70	4.28	3.42	6.19
FIXED EXPENSES									
TOTAL OPER+FIX	14	4.18	3.80	3.25	4.80	4.70	4.28	3.42	6.19
LEASING EXP									
TOTAL PAYROLL	8	1.36	.73	.65	2.12				
TOTAL CONTRACT	7	.72	.81	.22	1.01				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16396	14
AVG SQFT/RETAIL TENANT	4423	3
AVG SQFT/OFFICE WORKER	186	14
AVG % OFFICE OCCUPANCY	96.2	15
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	13.48	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.87	14

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.24	7
PAYROLL	.71	6
CONTRACT	.57	7
SUP/MAT/MISC	.05	6
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	1.31	8
PAYROLL	.35	6
ELEVATOR	.07	4
HVAC	.88	3
ELECTRICAL	.03	2
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.49	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.48	14
ELECTRICAL	1.26	14
GAS	.02	11
FUEL OIL		
PURCH STEAM	.71	2
PURCH CH WTR		
COAL		
WATER/SEWER	.06	8
RDS/GNDS/SEC TOTAL	.55	7
RDS/GNDS TOTAL	.06	4
RDS/GNDS PAYRL	.07	3
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.68	5
SEC PAYROLL	.61	4
SEC CONTRACTS	.16	4
SEC OTHER	.08	4
ADMIN TOTAL	.34	6
PAYROLL	.30	6
MGMT FEES		
PROF FEES		
GEN OFC EXP	.05	4
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.36	8
CLEANING	.71	6
REPAIR/MAINT	.35	6
RDS/GROUNDS	.07	3
SECURITY	.61	4
ADMINISTRATIVE	.30	6
TOTAL CONTRACTS	.72	7
CLEANING	.57	7
REPAIR/MAINT	.11	3
RDS/GROUNDS		
SECURITY	.16	4
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

30-39 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,853,021 SQ. FT.				1,651,696 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	7	1.67	1.25	.90	1.89	1.69	1.25	.90	1.93
REPAIR-MAINT	7	1.62	1.17	.92	1.71	1.64	1.17	.92	1.74
UTILITIES	7	1.45	1.11	.97	2.05	1.47	1.16	.96	2.05
RDS/GRNDS/SEC	3	.14	.09			.15	.10		
ADMINISTRATIVE	7	.59	.42	.41	.61	.66	.46	.45	.72
TOTAL OPER EXP	7	5.40	5.25	4.18	5.54	6.06	5.87	4.58	6.49
FIXED EXPENSES									
TOTAL OPER + FIX	7	5.40	5.25	4.18	5.54	6.06	5.87	4.58	6.49
LEASING EXP									
TOTAL PAYROLL	3	3.47	2.77						
TOTAL CONTRACT	3	.24	.03						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	37645	7
AVG SQFT/RETAIL TENANT	8162	2
AVG SQFT/OFFICE WORKER	229	7
AVG % OFFICE OCCUPANCY	96.0	7
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**2.01**	**3**
PAYROLL	1.69	3
CONTRACT	.28	2
SUP/MAT/MISC	.11	3
TRASH REMOVAL	.03	2
REPR/MAINT TOTAL	**1.84**	**3**
PAYROLL	1.03	3
ELEVATOR	.01	2
HVAC	.68	2
ELECTRICAL	.03	2
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.23	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.45**	**7**
ELECTRICAL	1.26	7
GAS	.08	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	**.14**	**3**
RDS/GNDS TOTAL	.08	2
RDS/GNDS PAYRL	.08	2
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.70**	**3**
PAYROLL	.66	3
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**3.47**	**3**
CLEANING	1.69	3
REPAIR/MAINT	1.03	3
RDS/GROUNDS	.08	2
SECURITY		
ADMINISTRATIVE	.66	3
TOTAL CONTRACTS	**.24**	**3**
CLEANING	.28	2
REPAIR/MAINT	.01	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

***TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.**

30-39 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,205,889 SQ. FT.				1,108,094 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.57	1.26			1.59	1.26		
REPAIR-MAINT	3	1.38	.69			1.39	.69		
UTILITIES	3	1.67	1.53			1.68	1.56		
RDS/GRNDS/SEC	2	.26	.27			.29	.29		
ADMINISTRATIVE	3	.82	.89			.90	1.03		
TOTAL OPER EXP	3	5.63	5.63			6.13	5.63		
FIXED EXPENSES									
TOTAL OPER + FIX	3	5.63	5.63			6.13	5.63		
LEASING EXP									
TOTAL PAYROLL	2	3.29	2.77						
TOTAL CONTRACT	2	.41	.51						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17930	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	246	3
AVG % OFFICE OCCUPANCY	95.9	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.94	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.70**	**2**
PAYROLL		
CONTRACT	.28	2
SUP/MAT/MISC	.15	2
TRASH REMOVAL	.03	2
REPR/MAINT TOTAL	**1.88**	**2**
PAYROLL		
ELEVATOR	.07	2
HVAC	.11	2
ELECTRICAL	.06	2
STRUCT/ROOF		
PLUMBING	.06	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.05	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.67**	**3**
ELECTRICAL	1.17	3
GAS	.06	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	2
RDS/GNDS/SEC TOTAL	**.28**	**2**
RDS/GNDS TOTAL	.17	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.97**	**2**
PAYROLL	.74	2
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**3.29**	**2**
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.74	2
TOTAL CONTRACTS	**.41**	**2**
CLEANING	.28	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

***TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.**

Age/Height Analysis

40-49 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	294,890 SQ. FT.				284,283 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	1.01	1.01	.80	1.24	1.01	1.01	.80	1.24
REPAIR-MAINT	6	1.61	1.67	1.30	2.36	1.61	1.67	1.30	2.36
UTILITIES	6	1.99	1.31	.97	1.40	1.99	1.31	.97	1.40
RDS/GRNDS/SEC	2	1.03	.85			1.03	.85		
ADMINISTRATIVE	2	.48	.45			.48	.45		
TOTAL OPER EXP	5	4.71	4.29	3.68	5.33	5.07	4.93	3.69	5.83
FIXED EXPENSES									
TOTAL OPER+FIX	5	4.74	4.29	3.75	5.33	5.10	4.93	3.76	5.83
LEASING EXP	2	.05	.03						
TOTAL PAYROLL	2	1.35	1.04						
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7683	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	390	5
AVG % OFFICE OCCUPANCY	80.2	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.78	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.29	2
PAYROLL	.70	2
ELEVATOR	.05	2
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.16	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.10	5
ELECTRICAL	1.14	5
GAS	.15	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.45	2
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.05	2
ADV/PROMOTION	.05	2
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.35	2
CLEANING		
REPAIR/MAINT	.70	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

40-49 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,011,009 SQ. FT.				911,221 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.58	1.50			1.58	1.50		
REPAIR-MAINT	3	1.27	1.46			1.27	1.46		
UTILITIES	3	1.10	.63			1.10	.63		
RDS/GRNDS/SEC									
ADMINISTRATIVE									
TOTAL OPER EXP	3	4.38	3.59			4.86	4.17		
FIXED EXPENSES									
TOTAL OPER+FIX	3	4.38	3.59			4.86	4.17		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20067	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	227	3
AVG % OFFICE OCCUPANCY	96.9	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.10	3
ELECTRICAL	.88	3
GAS	.05	2
FUEL OIL		
PURCH STEAM	.22	2
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

50 OR MORE YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	793,558 SQ. FT.				658,604 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					14.35	12.47		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	12.04	12.39						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	12.04	12.29						
EXPENSE									
CLEANING	11	.98	1.05	.87	1.15	.99	1.05	.87	1.16
REPAIR-MAINT	11	1.30	1.29	1.08	1.48	1.31	1.31	1.08	1.49
UTILITIES	11	1.07	1.11	.86	1.18	1.08	1.11	.86	1.19
RDS/GRNDS/SEC	3	.45	.19			.59	.30		
ADMINISTRATIVE	8	.43	.38	.30	.55	.52	.50	.30	.68
TOTAL OPER EXP	11	3.84	3.72	3.28	4.08	4.62	4.57	3.52	4.83
FIXED EXPENSES	2	2.68	1.83			3.75	2.90		
TOTAL OPER+FIX	11	4.52	3.73	3.28	4.08	5.45	4.57	3.52	4.83
LEASING EXP	2	2.47	1.61						
TOTAL PAYROLL	3	1.65	1.56						
TOTAL CONTRACT	3	1.14	.89						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6190	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	265	9
AVG % OFFICE OCCUPANCY	99.0	10
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.59	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.88	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.07	3
PAYROLL	.34	2
CONTRACT	.75	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.47	3
PAYROLL	1.13	3
ELEVATOR	.06	2
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.34	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.05	10
ELECTRICAL	.86	10
GAS	.17	9
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	3
RDS/GNDS/SEC TOTAL	.87	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.87	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.29	3
PAYROLL	.30	2
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.47	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.65	3
CLEANING	.34	2
REPAIR/MAINT	1.13	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.30	2
TOTAL CONTRACTS	1.14	3
CLEANING	.75	3
REPAIR/MAINT	.09	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

50 OR MORE YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,450,452 SQ. FT.				1,191,965 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	7	1.37	1.20	1.15	1.74	1.37	1.20	1.15	1.74
REPAIR-MAINT	7	1.89	1.11	.92	1.27	1.89	1.11	.92	1.27
UTILITIES	7	1.50	1.32	.81	1.60	1.50	1.32	.81	1.60
RDS/GRNDS/SEC	3	.29	.16			.33	.25		
ADMINISTRATIVE	6	.37	.38	.34	.47	.46	.50	.46	.53
TOTAL OPER EXP	7	5.30	4.20	3.60	4.66	6.45	5.03	4.14	6.52
FIXED EXPENSES	2	2.02	1.23			2.02	1.23		
TOTAL OPER+FIX	7	6.03	4.22	3.60	4.66	7.34	5.03	4.15	6.52
LEASING EXP									
TOTAL PAYROLL	2	3.24	2.07						
TOTAL CONTRACT	2	.83	.76						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17322	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	286	6
AVG % OFFICE OCCUPANCY	98.8	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	8.85	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.79	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.51	2
PAYROLL	.45	2
CONTRACT	.83	2
SUP/MAT/MISC	.14	2
TRASH REMOVAL	.06	2
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.50	7
ELECTRICAL	1.03	7
GAS	.31	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.22	3
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	3.24	2
CLEANING	.45	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.83	2
CLEANING	.83	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

50 OR MORE YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	800,561 SQ. FT.				693,429 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.44	1.34			1.44	1.34		
REPAIR-MAINT	3	.92	.87			.92	.87		
UTILITIES	3	1.36	1.39			1.36	1.39		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.25	.34			.29	.37		
TOTAL OPER EXP	3	3.99	3.83			4.61	4.67		
FIXED EXPENSES									
TOTAL OPER + FIX	3	4.57	3.83			5.28	4.67		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12875	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	280	3
AVG % OFFICE OCCUPANCY	94.7	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.87	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.30	2
ELECTRICAL	.59	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

0-9 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS	3,453,216 SQ. FT.				3,337,216 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	8					18.93	16.39	12.32	21.81
RETAIL AREA	4	11.38	13.56	7.48	22.77				
OTHER AREA	2	4.67	4.78						
TOTAL RENT	9	18.85	18.74	12.20	21.84				
NET PARKING INC	6	.34	.31	.09	.41				
MISCELLANEOUS									
TOTAL INCOME	9	19.05	18.89	12.38	21.84				
EXPENSE									
CLEANING	16	.87	.87	.74	1.07	.88	.88	.74	1.07
REPAIR-MAINT	16	1.13	1.16	.63	1.53	1.14	1.17	.63	1.55
UTILITIES	17	1.76	1.71	1.30	1.89	1.77	1.71	1.30	1.89
RDS/GRNDS/SEC	15	.50	.40	.32	.66	.51	.40	.34	.67
ADMINISTRATIVE	17	.76	.51	.39	1.09	.79	.52	.41	1.10
TOTAL OPER EXP	14	4.88	4.62	3.48	5.07	5.06	4.78	4.05	5.98
FIXED EXPENSES	6	.15	.10	.07	.21	.15	.10	.07	.22
TOTAL OPER+FIX	14	4.96	4.72	3.48	5.18	5.14	4.79	4.05	5.98
LEASING EXP	4	.34	.11	.04	.41				
TOTAL PAYROLL	16	1.15	.85	.52	1.58				
TOTAL CONTRACT	13	1.22	1.18	.98	1.29				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20229	11
AVG SQFT/RETAIL TENANT	1567	3
AVG SQFT/OFFICE WORKER	223	11
AVG % OFFICE OCCUPANCY	98.7	14
AVG % RETAIL OCCUPANCY	98.6	4
AVG $ RATE YR-END RENT	20.07	8
AVG NET PRKNG INC/STALL	186.43	5
RENTABLE/GROSS SQFT	.84	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.88	14
PAYROLL	.16	3
CONTRACT	.77	13
SUP/MAT/MISC	.05	9
TRASH REMOVAL	.06	11
REPR/MAINT TOTAL	1.11	14
PAYROLL	.58	12
ELEVATOR	.14	9
HVAC	.13	6
ELECTRICAL	.04	5
STRUCT/ROOF	.24	6
PLUMBING	.01	6
FIRE/LIFE SFTY	.03	6
OTHER MAINT/SUP	.29	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.78	16
ELECTRICAL	1.38	16
GAS	.13	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	1.03	2
COAL		
WATER/SEWER	.08	13
RDS/GNDS/SEC TOTAL	.50	15
RDS/GNDS TOTAL	.05	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	4
RDS/GNDS OTHER	.03	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.47	14
SEC PAYROLL	.56	5
SEC CONTRACTS	.36	11
SEC OTHER	.01	7
ADMIN TOTAL	.89	14
PAYROLL	.48	12
MGMT FEES	.12	3
PROF FEES		
GEN OFC EXP	.12	8
OTHER ADM EXP	.18	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.15	6
REAL ESTATE TAX		
BUILDING INS	.06	6
PERS PROP TAX		
OTHER TAX	.15	3
LEASING EXPENSES	.34	4
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.50	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.15	16
CLEANING	.16	3
REPAIR/MAINT	.56	12
RDS/GROUNDS		
SECURITY	.56	5
ADMINISTRATIVE	.48	12
TOTAL CONTRACTS	1.22	13
CLEANING	.77	13
REPAIR/MAINT	.27	4
RDS/GROUNDS	.06	4
SECURITY	.36	11
ADMINISTRATIVE	.12	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

0-9 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	880,340 SQ. FT.				547,387 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT AVG	DOLLARS/SQ. FT MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	3					10.61	11.00		
RETAIL AREA									
OTHER AREA	2	4.67	4.78						
TOTAL RENT	3	10.49	10.79						
NET PARKING INC	3	.30	.38						
MISCELLANEOUS									
TOTAL INCOME	3	10.79	10.88						
EXPENSE									
CLEANING	6	1.05	1.00	.79	1.20	1.05	1.00	.79	1.20
REPAIR-MAINT	6	1.27	1.25	1.11	1.52	1.27	1.25	1.11	1.52
UTILITIES	7	1.39	1.25	1.02	1.72	1.39	1.25	1.02	1.72
RDS/GRNDS/SEC	5	.70	.63	.21	1.30	.70	.63	.21	1.31
ADMINISTRATIVE	7	.78	.52	.41	1.01	.85	.52	.46	1.09
TOTAL OPER EXP	4	3.85	3.38	3.24	4.26	4.36	4.01	3.27	5.39
FIXED EXPENSES	2	.06	.06			.06	.06		
TOTAL OPER+FIX	4	3.88	3.42	3.30	4.26	4.39	4.04	3.33	5.39
LEASING EXP									
TOTAL PAYROLL	6	2.92	2.86	.88	4.77				
TOTAL CONTRACT	3	1.39	1.07						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10446	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	198	5
AVG % OFFICE OCCUPANCY	99.1	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.18	3
AVG NET PRKNG INC/STALL	78.42	3
RENTABLE/GROSS SQFT	.79	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.02	4
PAYROLL		
CONTRACT	1.03	3
SUP/MAT/MISC	.02	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	1.21	4
PAYROLL	1.04	4
ELEVATOR	.15	2
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.11	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.38	7
ELECTRICAL	1.22	7
GAS	.18	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	5
RDS/GNDS/SEC TOTAL	.70	5
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.82	4
SEC PAYROLL	1.28	2
SEC CONTRACTS	.47	2
SEC OTHER		
ADMIN TOTAL	.89	5
PAYROLL	.88	5
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.06	2
REAL ESTATE TAX		
BUILDING INS	.06	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.92	6
CLEANING		
REPAIR/MAINT	1.04	4
RDS/GROUNDS		
SECURITY	1.28	2
ADMINISTRATIVE	.88	5
TOTAL CONTRACTS	1.39	3
CLEANING	1.03	3
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.47	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

0-9 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,494,524 SQ. FT.				1,444,874 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					18.29	21.06		
RETAIL AREA	2	13.55	21.57						
OTHER AREA									
TOTAL RENT	4	18.59	20.12	16.24	22.90				
NET PARKING INC	2	.21	.18						
MISCELLANEOUS									
TOTAL INCOME	4	18.72	20.12	16.38	23.02				
EXPENSE									
CLEANING	7	.86	.83	.73	1.02	.87	.83	.74	1.02
REPAIR-MAINT	7	1.14	.59	.45	1.76	1.14	.59	.45	1.78
UTILITIES	7	1.61	1.48	1.38	1.72	1.62	1.48	1.40	1.72
RDS/GRNDS/SEC	7	.31	.32	.24	.37	.32	.35	.26	.37
ADMINISTRATIVE	7	.79	.51	.45	.95	.82	.57	.45	.95
TOTAL OPER EXP	7	4.71	4.41	4.15	5.10	4.87	4.53	4.15	5.41
FIXED EXPENSES	2	.16	.15			.16	.15		
TOTAL OPER + FIX	7	4.76	4.62	4.15	5.10	4.93	4.75	4.15	5.41
LEASING EXP	2	.08	.09						
TOTAL PAYROLL	7	.64	.51	.44	.61				
TOTAL CONTRACT	7	1.08	1.18	.99	1.28				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8958	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	215	4
AVG % OFFICE OCCUPANCY	98.3	5
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	16.07	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.80	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.86	7
PAYROLL	.06	2
CONTRACT	.75	7
SUP/MAT/MISC	.10	4
TRASH REMOVAL	.05	5
REPR/MAINT TOTAL	1.14	7
PAYROLL	.51	5
ELEVATOR	.07	4
HVAC	.13	3
ELECTRICAL	.04	3
STRUCT/ROOF	.70	3
PLUMBING	.03	3
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.40	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.63	6
ELECTRICAL	1.30	6
GAS	.09	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	6
RDS/GNDS/SEC TOTAL	.31	7
RDS/GNDS TOTAL	.06	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.04	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	7
SEC PAYROLL	.08	2
SEC CONTRACTS	.25	7
SEC OTHER	.01	5
ADMIN TOTAL	.81	6
PAYROLL	.42	4
MGMT FEES		
PROF FEES		
GEN OFC EXP	.27	4
OTHER ADM EXP	.02	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.16	2
REAL ESTATE TAX		
BUILDING INS	.06	2
PERS PROP TAX		
OTHER TAX	.10	2
LEASING EXPENSES	.08	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.64	7
CLEANING	.08	2
REPAIR/MAINT	.51	5
RDS/GROUNDS		
SECURITY	.08	2
ADMINISTRATIVE	.42	4
TOTAL CONTRACTS	1.08	7
CLEANING	.75	7
REPAIR/MAINT	.20	2
RDS/GROUNDS		
SECURITY	.25	7
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

0-9 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,388,352 SQ. FT.				1,344,955 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					20.93	20.80		
RETAIL AREA	2	10.57	8.66						
OTHER AREA									
TOTAL RENT	2	20.67	20.53						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	20.90	20.77						
EXPENSE									
CLEANING	3	.83	.85			.84	.86		
REPAIR-MAINT	3	1.06	1.12			1.08	1.14		
UTILITIES	3	2.07	2.03			2.09	2.03		
RDS/GRNDS/SEC	3	.66	.69			.67	.70		
ADMINISTRATIVE	3	.71	.38			.72	.39		
TOTAL OPER EXP	3	5.33	5.07			5.42	5.17		
FIXED EXPENSES	2	.16	.16			.17	.16		
TOTAL OPER + FIX	3	5.44	5.18			5.54	5.28		
LEASING EXP									
TOTAL PAYROLL	3	1.19	.97						
TOTAL CONTRACT	3	1.35	1.27						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	184329	2
AVG SQFT/RETAIL TENANT	1638	2
AVG SQFT/OFFICE WORKER	244	2
AVG % OFFICE OCCUPANCY	99.0	2
AVG % RETAIL OCCUPANCY	98.0	2
AVG $ RATE YR-END RENT	23.93	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.83	3
PAYROLL		
CONTRACT	.75	3
SUP/MAT/MISC	.01	2
TRASH REMOVAL	.08	3
REPR/MAINT TOTAL	1.08	3
PAYROLL	.54	3
ELEVATOR	.18	3
HVAC	.13	3
ELECTRICAL	.04	2
STRUCT/ROOF	.02	3
PLUMBING		
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.20	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.07	3
ELECTRICAL	1.52	3
GAS	.14	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	2
RDS/GNDS/SEC TOTAL	.66	3
RDS/GNDS TOTAL	.04	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.61	3
SEC PAYROLL		
SEC CONTRACTS	.53	2
SEC OTHER	.02	2
ADMIN TOTAL	.71	3
PAYROLL	.41	3
MGMT FEES	.07	2
PROF FEES		
GEN OFC EXP	.03	3
OTHER ADM EXP	.32	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.16	2
REAL ESTATE TAX		
BUILDING INS	.06	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.19	3
CLEANING		
REPAIR/MAINT	.54	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.41	3
TOTAL CONTRACTS	1.35	3
CLEANING	.75	3
REPAIR/MAINT	.32	2
RDS/GROUNDS	.05	2
SECURITY	.53	2
ADMINISTRATIVE	.07	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

10-19 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	37 BLDS	5,610,474 SQ. FT.				4,869,066 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	16					10.79	10.64	8.42	13.69
RETAIL AREA									
OTHER AREA	6	4.65	5.11	4.22	5.11				
TOTAL RENT	16	9.57	9.48	8.13	13.53				
NET PARKING INC	8	.38	.28	.21	.37				
MISCELLANEOUS	5	.52	.07	.02	1.77				
TOTAL INCOME	16	9.82	9.71	8.16	13.83				
EXPENSE									
CLEANING	31	.95	1.09	.86	1.34	.98	1.09	.86	1.34
REPAIR-MAINT	37	1.06	1.02	.60	1.61	1.09	1.02	.67	1.61
UTILITIES	37	1.63	1.55	1.16	2.08	1.68	1.55	1.16	2.08
RDS/GRNDS/SEC	23	.36	.36	.11	.69	.42	.40	.11	.70
ADMINISTRATIVE	31	.58	.48	.39	.65	.66	.48	.40	.77
TOTAL OPER EXP	31	4.06	4.02	3.28	5.24	4.77	4.62	3.62	5.90
FIXED EXPENSES	11	.17	.02	.02	.16	.18	.02	.02	.16
TOTAL OPER + FIX	31	4.15	4.04	3.29	5.27	4.87	4.62	3.62	5.90
LEASING EXP	3	.03	.06						
TOTAL PAYROLL	19	1.55	1.19	.22	3.28				
TOTAL CONTRACT	16	.62	.60	.48	.85				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12511	32
AVG SQFT/RETAIL TENANT	8527	2
AVG SQFT/OFFICE WORKER	233	32
AVG % OFFICE OCCUPANCY	96.5	34
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	11.75	16
AVG NET PRKNG INC/STALL	121.65	8
RENTABLE/GROSS SQFT	.82	32

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.94	17
PAYROLL	.50	14
CONTRACT	.42	16
SUP/MAT/MISC	.08	14
TRASH REMOVAL	.04	16
REPR/MAINT TOTAL	1.14	12
PAYROLL	.69	11
ELEVATOR	.14	6
HVAC	.14	5
ELECTRICAL	.04	5
STRUCT/ROOF	.01	4
PLUMBING	.01	5
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.23	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.63	36
ELECTRICAL	1.41	35
GAS	.08	18
FUEL OIL		
PURCH STEAM	.12	6
PURCH CH WTR	.36	5
COAL		
WATER/SEWER	.09	22
RDS/GNDS/SEC TOTAL	.38	13
RDS/GNDS TOTAL	.04	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	3
RDS/GNDS OTHER	.02	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.44	10
SEC PAYROLL	.45	7
SEC CONTRACTS	.29	4
SEC OTHER	.01	3
ADMIN TOTAL	.52	13
PAYROLL	.49	11
MGMT FEES	.14	3
PROF FEES	.03	2
GEN OFC EXP	.03	5
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.17	11
REAL ESTATE TAX		
BUILDING INS	.14	11
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.03	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.55	19
CLEANING	.50	14
REPAIR/MAINT	.69	11
RDS/GROUNDS		
SECURITY	.45	7
ADMINISTRATIVE	.49	11
TOTAL CONTRACTS	.62	16
CLEANING	.42	16
REPAIR/MAINT	.20	2
RDS/GROUNDS	.06	3
SECURITY	.29	4
ADMINISTRATIVE	.16	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	302,249 SQ. FT.				266,737 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	10	1.38	1.40	1.09	1.86	1.41	1.40	1.09	1.98
REPAIR-MAINT	10	1.57	1.49	1.20	1.86	1.60	1.49	1.20	2.21
UTILITIES	10	1.19	1.20	.93	1.67	1.22	1.25	.93	1.67
RDS/GRNDS/SEC									
ADMINISTRATIVE	7	.40	.38	.26	.51	.44	.44	.28	.58
TOTAL OPER EXP	10	4.48	4.36	3.70	5.34	5.07	4.83	4.26	5.92
FIXED EXPENSES									
TOTAL OPER + FIX	10	4.48	4.36	3.70	5.34	5.07	4.83	4.26	5.92
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3274	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	234	9
AVG % OFFICE OCCUPANCY	96.0	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.77	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.20	9
ELECTRICAL	1.06	9
GAS	.13	9
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

10-19 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	865,275 SQ. FT.				832,151 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					10.68	10.81	8.50	13.72
RETAIL AREA									
OTHER AREA	3	4.75	5.11						
TOTAL RENT	8	10.62	10.81	8.50	13.47				
NET PARKING INC	4	.24	.21	.19	.28				
MISCELLANEOUS	2	1.85	1.65						
TOTAL INCOME	8	11.15	12.10	8.50	13.81				
EXPENSE									
CLEANING	9	1.09	1.09	.99	1.25	1.09	1.09	.99	1.26
REPAIR-MAINT	12	.91	.82	.59	1.12	.91	.82	.59	1.12
UTILITIES	12	2.18	2.08	1.49	2.64	2.19	2.08	1.51	2.64
RDS/GRNDS/SEC	9	.63	.40	.15	1.38	.63	.40	.15	1.41
ADMINISTRATIVE	12	1.02	.50	.40	1.60	1.06	.52	.40	1.68
TOTAL OPER EXP	9	4.74	4.20	3.56	6.27	4.95	4.46	3.77	6.27
FIXED EXPENSES	5	.07	.02	.02	.16	.07	.02	.02	.16
TOTAL OPER+FIX	9	4.78	4.37	3.57	6.27	4.99	4.46	3.78	6.27
LEASING EXP	2	.16	.18						
TOTAL PAYROLL	9	2.29	2.23	.32	4.96				
TOTAL CONTRACT	6	.66	.76	.50	.84				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12408	11
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	243	11
AVG % OFFICE OCCUPANCY	98.7	12
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.38	8
AVG NET PRKNG INC/STALL	71.18	4
RENTABLE/GROSS SQFT	.79	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.07**	**7**
PAYROLL	.44	6
CONTRACT	.59	6
SUP/MAT/MISC	.14	6
TRASH REMOVAL	.06	7
REPR/MAINT TOTAL	**1.29**	**8**
PAYROLL	1.03	5
ELEVATOR	.11	3
HVAC	.20	2
ELECTRICAL	.14	2
STRUCT/ROOF	.07	2
PLUMBING	.08	2
FIRE/LIFE SFTY	.10	2
OTHER MAINT/SUP	.19	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.18**	**12**
ELECTRICAL	1.92	12
GAS	.13	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.20	10
RDS/GNDS/SEC TOTAL	**1.13**	**5**
RDS/GNDS TOTAL	.23	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	2
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.28	4
SEC PAYROLL	1.52	3
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**1.72**	**8**
PAYROLL	1.95	5
MGMT FEES		
PROF FEES		
GEN OFC EXP	.01	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.07**	**5**
REAL ESTATE TAX		
BUILDING INS	.07	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.16**	**2**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.29**	**9**
CLEANING	.44	6
REPAIR/MAINT	1.03	5
RDS/GROUNDS		
SECURITY	1.52	3
ADMINISTRATIVE	1.95	5
TOTAL CONTRACTS	**.66**	**6**
CLEANING	.59	6
REPAIR/MAINT		
RDS/GROUNDS	.05	2
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	1,439,674 SQ. FT.				1,412,555 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	7					10.81	8.60	8.18	13.68
RETAIL AREA									
OTHER AREA	3	4.56	5.11						
TOTAL RENT	7	10.78	8.60	8.18	13.59				
NET PARKING INC	3	.33	.30						
MISCELLANEOUS	3	.11	.07						
TOTAL INCOME	7	10.98	8.87	8.21	13.87				
EXPENSE									
CLEANING	7	.98	.85	.84	1.10	.98	.85	.84	1.10
REPAIR-MAINT	10	1.10	.73	.47	1.28	1.10	.73	.47	1.28
UTILITIES	10	1.63	1.52	1.30	1.88	1.63	1.52	1.30	1.88
RDS/GRNDS/SEC	9	.40	.21	.04	.74	.40	.21	.04	.74
ADMINISTRATIVE	8	1.03	.55	.40	1.26	1.04	.56	.40	1.27
TOTAL OPER EXP	7	4.02	3.24	3.02	4.59	4.11	3.65	3.02	4.59
FIXED EXPENSES	4	.02	.02	.02	.02	.02	.02	.02	.02
TOTAL OPER+FIX	7	4.03	3.24	3.04	4.60	4.12	3.65	3.04	4.60
LEASING EXP									
TOTAL PAYROLL	7	1.56	.23	.15	3.28				
TOTAL CONTRACT	6	.64	.55	.48	.86				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14927	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	250	9
AVG % OFFICE OCCUPANCY	99.9	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.60	7
AVG NET PRKNG INC/STALL	72.00	3
RENTABLE/GROSS SQFT	.81	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.01**	**6**
PAYROLL	.36	5
CONTRACT	.54	6
SUP/MAT/MISC	.15	5
TRASH REMOVAL	.03	6
REPR/MAINT TOTAL	**2.07**	**3**
PAYROLL	1.58	3
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.04	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.65**	**9**
ELECTRICAL	1.46	9
GAS		
FUEL OIL		
PURCH STEAM	.08	3
PURCH CH WTR	.27	3
COAL		
WATER/SEWER	.08	8
RDS/GNDS/SEC TOTAL	**.51**	**4**
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.66	3
SEC PAYROLL	.72	2
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**1.08**	**3**
PAYROLL	1.08	3
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.02**	**4**
REAL ESTATE TAX		
BUILDING INS	.02	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.56**	**7**
CLEANING	.36	5
REPAIR/MAINT	1.58	3
RDS/GROUNDS		
SECURITY	.72	2
ADMINISTRATIVE	1.08	3
TOTAL CONTRACTS	**.64**	**6**
CLEANING	.54	6
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

10-19 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,284,446 SQ. FT.				1,037,837 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.94	.64			.94	.64		
REPAIR-MAINT	3	1.17	1.01			1.17	1.01		
UTILITIES	3	1.45	1.15			1.45	1.15		
RDS/GRNDS/SEC	2	.10	.10			.13	.18		
ADMINISTRATIVE	2	.25	.25			.33	.47		
TOTAL OPER EXP	3	3.82	3.37			4.73	5.29		
FIXED EXPENSES									
TOTAL OPER+FIX	3	3.93	3.37			4.86	5.59		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	2	1.04	1.05						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6321	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	77.8	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.05	2
PAYROLL		
CONTRACT	.99	2
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.45	3
ELECTRICAL	1.38	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	2
RDS/GNDS/SEC TOTAL	.10	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.25	2
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.04	2
CLEANING	.99	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

20-29 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	40 BLDS	14,395,099 SQ. FT.				13,236,872 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					15.56	14.51	12.60	17.49
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	15.78	13.63	11.42	16.16				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	9	15.79	13.69	11.42	16.16				
EXPENSE									
CLEANING	37	1.38	1.06	.83	1.76	1.39	1.06	.83	1.76
REPAIR-MAINT	39	1.27	1.09	.87	1.75	1.27	1.09	.87	1.75
UTILITIES	38	1.75	1.38	.92	1.78	1.76	1.41	.92	1.78
RDS/GRNDS/SEC	19	.46	.28	.10	.44	.50	.29	.11	.51
ADMINISTRATIVE	35	.52	.36	.29	.54	.56	.42	.30	.63
TOTAL OPER EXP	36	5.00	4.16	3.31	5.81	5.46	4.74	3.75	6.54
FIXED EXPENSES	2	.06	.06			.06	.06		
TOTAL OPER+FIX	36	5.01	4.16	3.33	5.81	5.46	4.74	3.75	6.54
LEASING EXP	3	.20	.20						
TOTAL PAYROLL	18	1.57	1.56	.69	2.62				
TOTAL CONTRACT	15	1.19	.88	.22	1.48				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14605	34
AVG SQFT/RETAIL TENANT	3947	5
AVG SQFT/OFFICE WORKER	188	34
AVG % OFFICE OCCUPANCY	96.3	36
AVG % RETAIL OCCUPANCY	100.0	5
AVG $ RATE YR-END RENT	13.49	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.83	36

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.41	16
PAYROLL	.72	14
CONTRACT	.71	14
SUP/MAT/MISC	.05	14
TRASH REMOVAL	.04	8
REPR/MAINT TOTAL	1.31	15
PAYROLL	.50	15
ELEVATOR	.06	8
HVAC	.66	8
ELECTRICAL	.22	7
STRUCT/ROOF		
PLUMBING	.02	6
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.31	15

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.80	36
ELECTRICAL	1.47	36
GAS	.03	28
FUEL OIL	.14	2
PURCH STEAM	.62	5
PURCH CH WTR		
COAL		
WATER/SEWER	.08	17
RDS/GNDS/SEC TOTAL	.49	17
RDS/GNDS TOTAL	.06	9
RDS/GNDS PAYRL	.07	7
RDS/GNDS CONTR	.01	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.57	11
SEC PAYROLL	.41	9
SEC CONTRACTS	.19	8
SEC OTHER	.05	7
ADMIN TOTAL	.58	14
PAYROLL	.38	14
MGMT FEES		
PROF FEES		
GEN OFC EXP	.04	6
OTHER ADM EXP	.02	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.06	2
REAL ESTATE TAX		
BUILDING INS	.06	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.20	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.20	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.57	18
CLEANING	.72	14
REPAIR/MAINT	.50	15
RDS/GROUNDS	.07	7
SECURITY	.41	9
ADMINISTRATIVE	.38	14
TOTAL CONTRACTS	1.19	15
CLEANING	.71	14
REPAIR/MAINT	.50	8
RDS/GROUNDS	.01	3
SECURITY	.19	8
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

20-29 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	329,901 SQ. FT.				271,950 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	10	1.30	1.02	.87	1.78	1.30	1.02	.87	1.78
REPAIR-MAINT	10	1.56	1.41	1.04	1.74	1.56	1.41	1.04	1.74
UTILITIES	9	1.21	.90	.79	1.39	1.21	.90	.79	1.39
RDS/GRNDS/SEC									
ADMINISTRATIVE	6	.42	.46	.36	.53	.52	.59	.42	.65
TOTAL OPER EXP	9	4.38	4.12	3.26	5.19	5.18	4.73	4.02	6.33
FIXED EXPENSES									
TOTAL OPER + FIX	9	4.38	4.12	3.26	5.19	5.18	4.73	4.02	6.33
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2335	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	234	9
AVG % OFFICE OCCUPANCY	97.2	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.81	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.21	9
ELECTRICAL	1.03	9
GAS	.16	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

20-29 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	237,318 SQ. FT.				217,497 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	2	1.34	1.36			1.34	1.36		
REPAIR-MAINT	3	1.23	1.13			1.23	1.13		
UTILITIES	3	1.72	1.93			1.72	1.93		
RDS/GRNDS/SEC									
ADMINISTRATIVE	2	1.61	1.93			1.69	1.97		
TOTAL OPER EXP	2	4.31	4.32			4.82	4.82		
FIXED EXPENSES									
TOTAL OPER + FIX	2	4.31	4.32			4.82	4.82		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4576	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	240	3
AVG % OFFICE OCCUPANCY	98.9	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.71	3
ELECTRICAL	1.55	3
GAS	.02	2
FUEL OIL	.14	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

20-29 YEARS 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	12 BLDS	2,303,943 SQ. FT.				2,268,735 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					12.59	11.43		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	11.27	11.43						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	11.31	11.43						
EXPENSE									
CLEANING	11	1.13	1.06	.77	1.69	1.19	1.06	.77	1.73
REPAIR-MAINT	12	1.23	1.02	.87	1.82	1.24	1.02	.87	1.86
UTILITIES	12	1.35	1.39	.96	1.63	1.36	1.44	.96	1.66
RDS/GRNDS/SEC	8	.15	.10	.07	.24	.17	.11	.08	.29
ADMINISTRATIVE	12	.32	.35	.14	.54	.35	.39	.16	.59
TOTAL OPER EXP	11	4.19	3.91	3.28	5.52	4.58	3.91	3.36	6.80
FIXED EXPENSES	2	.06	.06			.06	.06		
TOTAL OPER + FIX	11	4.20	3.91	3.33	5.52	4.59	3.91	3.41	6.80
LEASING EXP									
TOTAL PAYROLL	9	1.85	1.51	.62	3.81				
TOTAL CONTRACT	7	.56	.27	.15	.56				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11152	10
AVG SQFT/RETAIL TENANT	3472	3
AVG SQFT/OFFICE WORKER	204	10
AVG % OFFICE OCCUPANCY	96.2	11
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	12.26	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.87	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.31	8
PAYROLL	.94	8
CONTRACT	.32	5
SUP/MAT/MISC	.10	7
TRASH REMOVAL	.04	6
REPR/MAINT TOTAL	1.48	8
PAYROLL	.81	7
ELEVATOR	.07	5
HVAC	.56	6
ELECTRICAL	.11	5
STRUCT/ROOF		
PLUMBING	.04	5
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.31	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.35	12
ELECTRICAL	1.22	12
GAS	.09	9
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	9
RDS/GNDS/SEC TOTAL	.16	7
RDS/GNDS TOTAL	.12	5
RDS/GNDS PAYRL	.12	4
RDS/GNDS CONTR		
RDS/GNDS OTHER	.01	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	2
SEC PAYROLL	.09	2
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.40	8
PAYROLL	.37	8
MGMT FEES		
PROF FEES		
GEN OFC EXP	.06	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.06	2
REAL ESTATE TAX		
BUILDING INS	.06	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.85	9
CLEANING	.94	8
REPAIR/MAINT	.81	7
RDS/GROUNDS	.12	4
SECURITY	.09	2
ADMINISTRATIVE	.37	8
TOTAL CONTRACTS	.56	7
CLEANING	.32	6
REPAIR/MAINT	.54	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	3,060,792 SQ. FT.				2,747,066 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	7	1.28	1.05	.84	1.51	1.29	1.05	.84	1.53
REPAIR-MAINT	7	1.12	.67	.59	1.34	1.13	.67	.59	1.34
UTILITIES	7	1.80	1.41	1.27	1.86	1.81	1.43	1.27	1.87
RDS/GRNDS/SEC	3	.26	.41			.29	.41		
ADMINISTRATIVE	7	.37	.31	.30	.41	.41	.36	.32	.48
TOTAL OPER EXP	7	4.68	4.18	3.12	5.50	5.21	5.51	3.29	6.17
FIXED EXPENSES									
TOTAL OPER + FIX	7	4.68	4.18	3.12	5.50	5.21	5.51	3.29	6.17
LEASING EXP									
TOTAL PAYROLL	3	1.48	.69						
TOTAL CONTRACT	3	.63	.86						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20640	7
AVG SQFT/RETAIL TENANT	4542	2
AVG SQFT/OFFICE WORKER	210	7
AVG % OFFICE OCCUPANCY	96.2	7
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.85	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.18	3
PAYROLL	.91	2
CONTRACT	.44	3
SUP/MAT/MISC	.07	2
TRASH REMOVAL	.05	2
REPR/MAINT TOTAL	1.32	3
PAYROLL	.45	3
ELEVATOR	.08	2
HVAC	.76	2
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.24	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.80	7
ELECTRICAL	1.45	7
GAS	.04	5
FUEL OIL		
PURCH STEAM	.97	2
PURCH CH WTR		
COAL		
WATER/SEWER	.08	3
RDS/GNDS/SEC TOTAL	.28	3
RDS/GNDS TOTAL	.03	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.42	2
SEC PAYROLL		
SEC CONTRACTS	.19	2
SEC OTHER	.17	2
ADMIN TOTAL	.37	3
PAYROLL	.35	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.04	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.48	3
CLEANING	.91	2
REPAIR/MAINT	.45	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.35	3
TOTAL CONTRACTS	.63	3
CLEANING	.44	3
REPAIR/MAINT	.10	2
RDS/GROUNDS		
SECURITY	.19	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

20-29 YEARS MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	8,263,145 SQ. FT.				7,733,824 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					16.31	17.28		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	17.07	16.16	14.50	19.65				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	17.07	16.16	14.50	19.65				
EXPENSE									
CLEANING	7	1.49	1.37	1.07	1.82	1.49	1.37	1.07	1.82
REPAIR-MAINT	7	1.33	1.09	1.02	1.32	1.33	1.09	1.02	1.32
UTILITIES	7	1.89	1.69	1.02	2.07	1.89	1.69	1.02	2.07
RDS/GRNDS/SEC	6	.58	.36	.23	.79	.61	.36	.28	.82
ADMINISTRATIVE	8	.61	.43	.23	.97	.66	.46	.27	.97
TOTAL OPER EXP	7	5.43	4.25	3.73	6.55	5.85	4.75	4.09	6.97
FIXED EXPENSES									
TOTAL OPER + FIX	7	5.43	4.25	3.73	6.55	5.85	4.75	4.09	6.97
LEASING EXP	2	.12	.12						
TOTAL PAYROLL	5	1.43	1.62	.63	2.04				
TOTAL CONTRACT	4	1.59	1.54	1.32	1.82				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21530	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	171	5
AVG % OFFICE OCCUPANCY	95.6	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.81	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.55	4
PAYROLL	.59	4
CONTRACT	.93	4
SUP/MAT/MISC	.03	4
TRASH REMOVAL		
REPR/MAINT TOTAL	1.22	4
PAYROLL	.41	4
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.35	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.06	5
ELECTRICAL	1.60	5
GAS		
FUEL OIL		
PURCH STEAM	.54	3
PURCH CH WTR		
COAL		
WATER/SEWER	.08	3
RDS/GNDS/SEC TOTAL	.64	5
RDS/GNDS TOTAL	.08	2
RDS/GNDS PAYRL	.05	2
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.62	5
SEC PAYROLL	.44	5
SEC CONTRACTS	.19	4
SEC OTHER	.02	4
ADMIN TOTAL	.81	2
PAYROLL	.34	2
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.02	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.12	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.12	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.43	5
CLEANING	.59	4
REPAIR/MAINT	.41	4
RDS/GROUNDS	.05	2
SECURITY	.44	5
ADMINISTRATIVE	.34	2
TOTAL CONTRACTS	1.59	4
CLEANING	.93	4
REPAIR/MAINT	.59	3
RDS/GROUNDS		
SECURITY	.19	4
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

30-39 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	3,783,202 SQ. FT.				3,475,011 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					15.28	14.75		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	13.07	13.38						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	13.16	13.63						
EXPENSE									
CLEANING	12	1.51	1.11	.90	1.89	1.52	1.11	.90	1.93
REPAIR-MAINT	13	1.68	1.17	.75	2.05	1.69	1.17	.75	2.11
UTILITIES	13	1.62	1.53	1.07	2.18	1.63	1.56	1.07	2.18
RDS/GRNDS/SEC	6	.28	.27	.09	.36	.31	.29	.10	.43
ADMINISTRATIVE	13	.66	.44	.41	1.00	.72	.51	.44	1.07
TOTAL OPER EXP	12	5.63	5.30	3.39	6.13	6.14	5.75	3.74	6.57
FIXED EXPENSES									
TOTAL OPER + FIX	12	5.67	5.30	3.39	6.25	6.18	5.75	3.74	6.68
LEASING EXP									
TOTAL PAYROLL	7	3.21	2.77	1.54	5.47				
TOTAL CONTRACT	6	.53	.51	.03	1.11				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	30973	12
AVG SQFT/RETAIL TENANT	7037	3
AVG SQFT/OFFICE WORKER	230	13
AVG % OFFICE OCCUPANCY	97.7	13
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	12.81	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.88	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.85	6
PAYROLL	1.30	5
CONTRACT	.43	5
SUP/MAT/MISC	.12	6
TRASH REMOVAL	.03	5
REPR/MAINT TOTAL	1.94	7
PAYROLL	1.41	6
ELEVATOR	.08	5
HVAC	.35	5
ELECTRICAL	.08	5
STRUCT/ROOF	.10	2
PLUMBING	.04	5
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.14	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.62	13
ELECTRICAL	1.33	13
GAS	.06	13
FUEL OIL		
PURCH STEAM	.29	3
PURCH CH WTR		
COAL		
WATER/SEWER	.08	7
RDS/GNDS/SEC TOTAL	.28	6
RDS/GNDS TOTAL	.11	5
RDS/GNDS PAYRL	.10	4
RDS/GNDS CONTR		
RDS/GNDS OTHER	.02	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	3
SEC PAYROLL	.39	2
SEC CONTRACTS	.25	2
SEC OTHER		
ADMIN TOTAL	.77	7
PAYROLL	.63	7
MGMT FEES		
PROF FEES		
GEN OFC EXP	.24	3
OTHER ADM EXP	.02	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	3.21	7
CLEANING	1.30	5
REPAIR/MAINT	1.41	6
RDS/GROUNDS	.10	4
SECURITY	.39	2
ADMINISTRATIVE	.63	7
TOTAL CONTRACTS	.53	6
CLEANING	.43	5
REPAIR/MAINT	.15	4
RDS/GROUNDS		
SECURITY	.25	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

30-39 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	279,560 SQ. FT.				253,152 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.20	.86			1.20	.86		
REPAIR-MAINT	3	.89	.78			.89	.78		
UTILITIES	3	1.43	1.11			1.43	1.11		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.53	.42			.59	.45		
TOTAL OPER EXP	3	4.04	3.36			4.47	3.64		
FIXED EXPENSES									
TOTAL OPER+FIX	3	4.04	3.36			4.47	3.64		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	23014	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	207	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.43	3
ELECTRICAL	1.34	3
GAS	.09	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

30-39 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	2,568,871 SQ. FT.				2,333,008 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	6	1.74	1.56	1.25	2.18	1.76	1.60	1.25	2.23
REPAIR-MAINT	6	1.63	1.71	.69	2.25	1.65	1.74	.69	2.30
UTILITIES	6	1.47	1.32	1.03	1.80	1.49	1.36	1.03	1.80
RDS/GRNDS/SEC	4	.17	.17	.08	.27	.19	.19	.09	.29
ADMINISTRATIVE	6	.72	.68	.42	1.10	.79	.77	.46	1.10
TOTAL OPER EXP	6	5.67	5.49	5.01	7.11	6.24	5.75	5.51	8.16
FIXED EXPENSES									
TOTAL OPER+FIX	6	5.67	5.49	5.01	7.11	6.24	5.75	5.51	8.16
LEASING EXP									
TOTAL PAYROLL	4	3.73	3.91	1.63	5.47				
TOTAL CONTRACT	4	.21	.05	.02	.51				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	35687	5
AVG SQFT/RETAIL TENANT	7037	3
AVG SQFT/OFFICE WORKER	250	6
AVG % OFFICE OCCUPANCY	96.7	6
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.99	4
PAYROLL	2.07	3
CONTRACT	.19	3
SUP/MAT/MISC	.14	4
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	1.85	4
PAYROLL	1.49	3
ELEVATOR	.04	4
HVAC	.39	4
ELECTRICAL	.05	4
STRUCT/ROOF		
PLUMBING	.04	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.06	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.47	6
ELECTRICAL	1.15	6
GAS	.04	6
FUEL OIL		
PURCH STEAM	.41	2
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	.17	4
RDS/GNDS TOTAL	.12	4
RDS/GNDS PAYRL	.14	3
RDS/GNDS CONTR		
RDS/GNDS OTHER	.01	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.87	4
PAYROLL	.75	4
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	3.73	4
CLEANING	2.07	3
REPAIR/MAINT	1.49	3
RDS/GROUNDS	.14	3
SECURITY		
ADMINISTRATIVE	.75	4
TOTAL CONTRACTS	.21	4
CLEANING	.19	3
REPAIR/MAINT	.03	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

40-49 YEARS ALL SIZES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	10 BLDS	1,573,018 SQ. FT.				1,415,911 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	9	1.44	1.16	.96	1.48	1.44	1.16	.96	1.48
REPAIR-MAINT	10	1.23	1.49	1.23	1.82	1.23	1.49	1.23	1.82
UTILITIES	10	1.38	1.27	.75	1.40	1.38	1.27	.75	1.40
RDS/GRNDS/SEC	2	1.03	.85			1.03	.85		
ADMINISTRATIVE	4	.54	.45	.37	.56	.59	.47	.41	.59
TOTAL OPER EXP	9	4.33	3.99	3.48	4.71	4.87	4.80	3.69	5.42
FIXED EXPENSES									
TOTAL OPER+FIX	9	4.34	3.99	3.56	4.71	4.87	4.80	3.76	5.42
LEASING EXP	2	.05	.03						
TOTAL PAYROLL	2	1.35	1.04						
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15999	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	246	9
AVG % OFFICE OCCUPANCY	95.6	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.29	2
PAYROLL	.70	2
ELEVATOR	.05	2
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.16	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.38	9
ELECTRICAL	1.01	9
GAS	.04	7
FUEL OIL		
PURCH STEAM	.33	4
PURCH CH WTR		
COAL		
WATER/SEWER	.45	2
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.05	2
ADV/PROMOTION	.05	2
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.35	2
CLEANING		
REPAIR/MAINT	.70	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

40-49 YEARS LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	201,420 SQ. FT.				183,527 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	6	1.14	1.04	.92	1.41	1.14	1.04	.92	1.41
REPAIR-MAINT	6	1.80	1.67	1.46	2.36	1.80	1.67	1.46	2.36
UTILITIES	6	1.03	1.11	.75	1.38	1.03	1.11	.75	1.38
RDS/GRNDS/SEC	2	1.03	.85			1.03	.85		
ADMINISTRATIVE									
TOTAL OPER EXP	6	4.41	4.14	3.59	4.30	4.84	4.55	4.00	5.30
FIXED EXPENSES									
TOTAL OPER+FIX	6	4.43	4.14	3.59	4.30	4.86	4.55	4.00	5.30
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3706	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	330	5
AVG % OFFICE OCCUPANCY	97.6	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.69	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	.93	5
ELECTRICAL	.76	5
GAS	.16	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

40-49 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	652,310 SQ. FT.				568,883 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	2	1.30	1.31			1.30	1.31		
REPAIR-MAINT	3	.68	.66			.68	.66		
UTILITIES	3	1.58	1.79			1.58	1.79		
RDS/GRNDS/SEC									
ADMINISTRATIVE	2	.41	.43			.46	.47		
TOTAL OPER EXP	2	3.20	3.16			3.84	3.79		
FIXED EXPENSES									
TOTAL OPER + FIX	2	3.20	3.16			3.84	3.79		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	22132	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	278	3
AVG % OFFICE OCCUPANCY	93.4	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.87	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.58	3
ELECTRICAL	1.01	3
GAS	.01	2
FUEL OIL		
PURCH STEAM	.45	3
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

50 OR MORE YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	22 BLDS	3,225,588 SQ. FT.				2,720,182 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					11.03	9.63	7.32	16.21
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	9.93	9.63	7.24	12.43				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	9.95	9.63	7.32	12.43				
EXPENSE									
CLEANING	22	1.29	1.15	1.02	1.25	1.29	1.16	1.02	1.25
REPAIR-MAINT	22	1.45	1.20	.89	1.32	1.45	1.20	.89	1.33
UTILITIES	22	1.45	1.14	.82	1.46	1.45	1.17	.82	1.46
RDS/GRNDS/SEC	8	.34	.18	.09	.53	.38	.28	.09	.53
ADMINISTRATIVE	18	.39	.38	.34	.50	.46	.50	.34	.61
TOTAL OPER EXP	22	4.70	3.82	3.31	4.51	5.57	4.73	3.90	6.20
FIXED EXPENSES	5	2.31	2.44	.09	3.14	2.49	2.44	.09	4.24
TOTAL OPER + FIX	22	5.34	3.82	3.31	4.80	6.34	4.73	3.90	6.85
LEASING EXP	2	2.47	1.61						
TOTAL PAYROLL	6	2.38	1.43	.87	2.84				
TOTAL CONTRACT	6	1.20	.88	.65	2.36				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12170	20
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	279	19
AVG % OFFICE OCCUPANCY	97.9	21
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.29	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.76	19

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.34	6
PAYROLL	.42	4
CONTRACT	.86	6
SUP/MAT/MISC	.14	3
TRASH REMOVAL	.07	4
REPR/MAINT TOTAL	2.37	5
PAYROLL	1.72	5
ELEVATOR	.16	4
HVAC	.08	3
ELECTRICAL	.01	3
STRUCT/ROOF	.13	2
PLUMBING	.01	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.35	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.45	20
ELECTRICAL	1.02	20
GAS	.24	17
FUEL OIL	.01	2
PURCH STEAM	.39	2
PURCH CH WTR	.59	2
COAL		
WATER/SEWER	.22	7
RDS/GNDS/SEC TOTAL	.54	4
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.52	4
SEC PAYROLL	.39	2
SEC CONTRACTS	.78	2
SEC OTHER	.01	2
ADMIN TOTAL	.46	5
PAYROLL	.37	4
MGMT FEES		
PROF FEES		
GEN OFC EXP	.02	2
OTHER ADM EXP	.08	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.07	2
REAL ESTATE TAX		
BUILDING INS	.02	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.47	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.38	6
CLEANING	.42	4
REPAIR/MAINT	1.72	5
RDS/GROUNDS		
SECURITY	.39	2
ADMINISTRATIVE	.37	4
TOTAL CONTRACTS	1.20	6
CLEANING	.86	6
REPAIR/MAINT	.35	3
RDS/GROUNDS		
SECURITY	.78	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

50 OR MORE YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	286,245 SQ. FT.				243,537 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	7	1.04	1.12	.81	1.16	1.05	1.12	.81	1.17
REPAIR-MAINT	7	1.18	1.00	.91	1.46	1.19	1.00	.91	1.49
UTILITIES	7	.90	.77	.66	1.12	.91	.78	.66	1.15
RDS/GRNDS/SEC									
ADMINISTRATIVE	4	.38	.38	.27	.52	.45	.50	.31	.67
TOTAL OPER EXP	7	3.37	3.31	3.22	3.74	3.96	4.08	3.60	4.66
FIXED EXPENSES									
TOTAL OPER + FIX	7	3.37	3.31	3.22	3.74	3.96	4.08	3.60	4.66
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4154	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	264	6
AVG % OFFICE OCCUPANCY	98.7	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.81	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**	.90	7	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	.73	7	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS	.16	6	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP														

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

50 OR MORE YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	462,780 SQ. FT.				408,899 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					8.73	8.94		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	8.73	8.94						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	8.83	9.01						
EXPENSE									
CLEANING	6	1.03	1.14	.90	1.19	1.03	1.14	.90	1.19
REPAIR-MAINT	6	1.12	1.11	.62	1.32	1.12	1.11	.62	1.32
UTILITIES	6	1.09	.95	.82	1.46	1.09	.95	.82	1.46
RDS/GRNDS/SEC	2	.60	.83			.60	.83		
ADMINISTRATIVE	5	.39	.37	.30	.47	.43	.46	.32	.53
TOTAL OPER EXP	6	3.74	3.75	2.57	4.20	4.23	4.38	3.04	4.79
FIXED EXPENSES	2	.07	.09			.07	.09		
TOTAL OPER + FIX	6	3.76	3.75	2.57	4.22	4.26	4.39	3.04	4.79
LEASING EXP									
TOTAL PAYROLL	2	1.17	1.55						
TOTAL CONTRACT	2	1.44	1.77						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7178	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	257	5
AVG % OFFICE OCCUPANCY	100.0	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.58	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.81	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.17	2	**UTILITIES TOTAL**	1.09	6	SECURITY TOTAL			**FIXED EXP TOTAL**	.07	2	**TOTAL PAYROLL**	1.17	2
PAYROLL			ELECTRICAL	.88	6	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT	.81	2	GAS	.14	5	SEC CONTRACTS			BUILDING INS	.02	2	REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	2	PURCH STEAM	-		**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.44	2
ELEVATOR			WATER/SEWER	.09	2	PROF FEES			COMMISSIONS			CLEANING	.81	2
HVAC			**RDS/GNDS/SEC TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP														

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

50 OR MORE YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	812,877 SQ. FT.				711,386 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	3					11.81	12.47		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	10.28	12.39						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	10.28	12.39						
EXPENSE									
CLEANING	5	1.30	1.25	1.01	1.62	1.30	1.25	1.01	1.62
REPAIR-MAINT	5	1.14	1.17	.99	1.29	1.14	1.17	.99	1.29
UTILITIES	5	1.72	1.32	1.18	2.34	1.72	1.32	1.18	2.35
RDS/GRNDS/SEC	3	.32	.19			.37	.30		
ADMINISTRATIVE	5	.70	.65	.41	1.00	.81	1.02	.47	1.04
TOTAL OPER EXP	5	5.05	4.80	3.99	6.09	5.77	6.20	4.61	6.92
FIXED EXPENSES	2	3.13	3.14			3.88	4.24		
TOTAL OPER + FIX	5	6.28	6.82	4.27	7.95	7.18	7.01	4.96	10.41
LEASING EXP									
TOTAL PAYROLL	2	1.07	1.09						
TOTAL CONTRACT	2	1.68	1.63						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18772	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	228	5
AVG % OFFICE OCCUPANCY	95.0	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.20	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.64	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.14	2
PAYROLL		
CONTRACT	.99	2
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.01	2
PAYROLL	.51	2
ELEVATOR	.28	2
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.17	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.93	3
ELECTRICAL	1.35	3
GAS	.16	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.22	2
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.80	2
PAYROLL	.47	2
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.07	2
CLEANING		
REPAIR/MAINT	.51	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.47	2
TOTAL CONTRACTS	1.68	2
CLEANING	.99	2
REPAIR/MAINT	.38	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

50 OR MORE YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,863,686 SQ. FT.				1,356,361 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	1.40	1.39	1.14	1.58	1.40	1.39	1.14	1.58
REPAIR-MAINT	4	1.73	1.27	1.05	2.42	1.73	1.27	1.05	2.42
UTILITIES	4	1.51	1.49	1.15	1.83	1.51	1.49	1.15	1.83
RDS/GRNDS/SEC	2	.31	.30			.37	.34		
ADMINISTRATIVE	4	.24	.33	.16	.36	.29	.42	.17	.51
TOTAL OPER EXP	4	5.02	4.17	3.76	6.23	6.16	5.94	4.85	7.40
FIXED EXPENSES									
TOTAL OPER + FIX	4	5.66	4.17	3.76	7.45	6.95	5.94	4.85	8.62
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17153	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	355	3
AVG % OFFICE OCCUPANCY	98.6	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.51	4
ELECTRICAL	1.01	4
GAS	.33	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.24	2
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	247 BLDS	50,622,431 SQ. FT.				45,793,006 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	87					14.05	13.49	8.53	13.91
RETAIL AREA	3	11.04	12.36						
OTHER AREA	48	4.15	5.11	4.17	5.11				
TOTAL RENT	89	13.86	12.47	8.31	13.64				
NET PARKING INC	55	.36	.32	.25	.41				
MISCELLANEOUS	13	.10	.07	.03	.19				
TOTAL INCOME	89	13.98	12.47	8.38	13.99				
EXPENSE									
CLEANING	196	1.27	1.19	.94	1.61	1.28	1.19	.94	1.61
REPAIR-MAINT	244	1.25	1.12	.84	1.57	1.26	1.13	.84	1.58
UTILITIES	242	1.71	1.34	1.00	1.76	1.72	1.36	1.00	1.77
RDS/GRNDS/SEC	124	.42	.26	.08	.62	.45	.30	.08	.63
ADMINISTRATIVE	216	.62	.43	.32	.61	.68	.49	.36	.70
TOTAL OPER EXP	191	4.74	4.20	3.42	5.22	5.28	4.84	3.91	6.03
FIXED EXPENSES	28	.66	.11	.02	.22	.69	.11	.02	.22
TOTAL OPER + FIX	191	4.83	4.22	3.43	5.25	5.39	4.85	3.91	6.12
LEASING EXP	18	.27	.07	.03	.45				
TOTAL PAYROLL	122	1.91	1.26	.63	2.77				
TOTAL CONTRACT	69	.90	.88	.36	1.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16644	217
AVG SQFT/RETAIL TENANT	3726	11
AVG SQFT/OFFICE WORKER	224	175
AVG % OFFICE OCCUPANCY	96.7	226
AVG % RETAIL OCCUPANCY	99.6	12
AVG $ RATE YR-END RENT	14.66	91
AVG NET PRKNG INC/STALL	112.86	54
RENTABLE/GROSS SQFT	.82	219

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.18	74
PAYROLL	.71	53
CONTRACT	.61	66
SUP/MAT/MISC	.07	59
TRASH REMOVAL	.04	58
REPR/MAINT TOTAL	1.27	112
PAYROLL	.75	107
ELEVATOR	.10	50
HVAC	.25	46
ELECTRICAL	.10	43
STRUCT/ROOF	.10	24
PLUMBING	.03	44
FIRE/LIFE SFTY	.02	35
OTHER MAINT/SUP	.22	96

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.73	233
ELECTRICAL	1.42	233
GAS	.06	131
FUEL OIL	.06	26
PURCH STEAM	.46	40
PURCH CH WTR	.31	47
COAL		
WATER/SEWER	.10	119
RDS/GNDS/SEC TOTAL	.44	107
RDS/GNDS TOTAL	.06	37
RDS/GNDS PAYRL	.06	17
RDS/GNDS CONTR	.02	13
RDS/GNDS OTHER	.02	20

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.51	89
SEC PAYROLL	.45	72
SEC CONTRACTS	.26	30
SEC OTHER	.03	22
ADMIN TOTAL	.77	106
PAYROLL	.65	101
MGMT FEES	.25	9
PROF FEES	.13	5
GEN OFC EXP	.08	31
OTHER ADM EXP	.06	27

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.16	23
REAL ESTATE TAX		
BUILDING INS	.12	23
PERS PROP TAX		
OTHER TAX	.15	5
LEASING EXPENSES	.27	18
ADV/PROMOTION	.12	9
COMMISSIONS		
PROF FEES	.04	3
TENANT ALTS	.34	8
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.91	122
CLEANING	.71	53
REPAIR/MAINT	.75	107
RDS/GROUNDS	.06	17
SECURITY	.45	72
ADMINISTRATIVE	.65	101
TOTAL CONTRACTS	.90	69
CLEANING	.61	66
REPAIR/MAINT	.33	26
RDS/GROUNDS	.02	13
SECURITY	.26	30
ADMINISTRATIVE	.30	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	43 BLDS	1,476,196 SQ. FT.				1,286,558 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					11.50	10.61		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	11.50	10.61						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	11.82	10.86						
EXPENSE									
CLEANING	42	1.63	1.50	1.09	2.13	1.64	1.50	1.09	2.21
REPAIR-MAINT	42	1.42	1.43	1.08	1.82	1.43	1.43	1.08	1.82
UTILITIES	42	1.07	.95	.75	1.42	1.07	.95	.75	1.45
RDS/GRNDS/SEC	3	.64	.17			.64	.17		
ADMINISTRATIVE	30	.52	.38	.32	.49	.60	.47	.36	.63
TOTAL OPER EXP	40	4.42	4.31	3.56	4.97	5.06	4.89	4.07	5.93
FIXED EXPENSES									
TOTAL OPER + FIX	40	4.42	4.31	3.56	4.97	5.07	4.89	4.07	5.93
LEASING EXP	2	.04	.04						
TOTAL PAYROLL	4	2.96	1.74	1.07	4.28				
TOTAL CONTRACT	2	.44	.59						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3953	40
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	254	39
AVG % OFFICE OCCUPANCY	97.5	40
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.33	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.79	39

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.98	3
PAYROLL	.86	2
CONTRACT	.38	2
SUP/MAT/MISC	.06	2
TRASH REMOVAL		
REPR/MAINT TOTAL	1.21	4
PAYROLL	.82	4
ELEVATOR	.13	3
HVAC	.30	2
ELECTRICAL	.04	2
STRUCT/ROOF		
PLUMBING	.03	2
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.20	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.06	41
ELECTRICAL	.87	41
GAS	.15	37
FUEL OIL	.11	5
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.26	4
RDS/GNDS/SEC TOTAL	.10	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.10	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	1.27	3
PAYROLL	1.27	3
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.04	2
ADV/PROMOTION	.04	2
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.96	4
CLEANING	.86	2
REPAIR/MAINT	.82	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	1.27	3
TOTAL CONTRACTS	.44	2
CLEANING	.38	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	44 BLDS	3,503,200 SQ. FT.				3,111,870 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	13					10.49	10.33	8.31	13.73
RETAIL AREA									
OTHER AREA	6	4.60	4.78	4.22	5.11				
TOTAL RENT	13	10.42	10.33	8.31	13.53				
NET PARKING INC	6	.27	.24	.19	.35				
MISCELLANEOUS	2	.10	.09						
TOTAL INCOME	13	10.59	10.56	8.38	13.81				
EXPENSE									
CLEANING	38	1.23	1.12	.90	1.59	1.23	1.12	.90	1.59
REPAIR-MAINT	43	1.10	1.02	.77	1.31	1.10	1.02	.77	1.31
UTILITIES	43	1.37	1.21	1.01	1.72	1.37	1.21	1.01	1.72
RDS/GRNDS/SEC	16	.69	.58	.11	1.45	.70	.58	.11	1.47
ADMINISTRATIVE	38	.71	.44	.37	.68	.79	.52	.40	.79
TOTAL OPER EXP	37	4.01	3.94	3.23	4.46	4.59	4.54	3.47	5.48
FIXED EXPENSES	8	.06	.04	.02	.11	.06	.04	.02	.11
TOTAL OPER + FIX	37	4.03	3.94	3.26	4.46	4.60	4.54	3.47	5.48
LEASING EXP	2	.15	.18						
TOTAL PAYROLL	17	2.57	1.71	.72	4.97				
TOTAL CONTRACT	10	.95	.87	.50	1.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8165	41
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	245	37
AVG % OFFICE OCCUPANCY	96.7	42
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.41	14
AVG NET PRKNG INC/STALL	73.41	6
RENTABLE/GROSS SQFT	.79	41

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.99	12	**UTILITIES TOTAL**	1.37	43	SECURITY TOTAL	1.00	11	**FIXED EXP TOTAL**	.06	8	**TOTAL PAYROLL**	2.57	17
PAYROLL	.50	7	ELECTRICAL	1.21	43	SEC PAYROLL	1.19	7	REAL ESTATE TAX			CLEANING	.50	7
CONTRACT	.68	10	GAS	.11	30	SEC CONTRACTS	.68	4	BUILDING INS	.04	8	REPAIR/MAINT	1.06	12
SUP/MAT/MISC	.10	9	FUEL OIL	.17	5	SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	11	PURCH STEAM	.18	3	**ADMIN TOTAL**	1.27	13	OTHER TAX			SECURITY	1.19	7
REPR/MAINT TOTAL	1.22	13	PURCH CH WTR	.27	2	PAYROLL	1.41	11	**LEASING EXPENSES**	.15	2	ADMINISTRATIVE	1.41	11
PAYROLL	1.05	12	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	.95	10
ELEVATOR	.11	6	WATER/SEWER	.12	17	PROF FEES			COMMISSIONS			CLEANING	.68	10
HVAC	.12	4	**RDS/GNDS/SEC TOTAL**	.93	12	GEN OFC EXP	.02	2	PROF FEES			REPAIR/MAINT		
ELECTRICAL	.05	4	RDS/GNDS TOTAL	.05	2	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.04	2
STRUCT/ROOF	.03	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.68	4
PLUMBING	.03	4	RDS/GNDS CONTR	.04	2				OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY	.04	5	RDS/GNDS OTHER											
OTHER MAINT/SUP	.14	9												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	54 BLDS	10,539,356 SQ. FT.				9,526,752 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	16					12.62	13.05	8.18	14.71
RETAIL AREA									
OTHER AREA	3	4.56	5.11						
TOTAL RENT	17	12.41	12.47	8.18	13.61				
NET PARKING INC	4	.31	.29	.26	.35				
MISCELLANEOUS	4	.14	.15	.04	.26				
TOTAL INCOME	17	12.52	12.47	8.21	13.89				
EXPENSE									
CLEANING	50	1.23	1.18	.85	1.46	1.23	1.18	.85	1.46
REPAIR-MAINT	54	1.10	1.05	.75	1.25	1.11	1.05	.75	1.25
UTILITIES	53	1.56	1.40	1.22	1.85	1.56	1.41	1.22	1.85
RDS/GRNDS/SEC	26	.29	.20	.07	.36	.31	.23	.07	.40
ADMINISTRATIVE	47	.55	.43	.34	.64	.61	.49	.38	.78
TOTAL OPER EXP	49	4.40	4.22	3.29	5.31	4.87	4.59	3.61	6.28
FIXED EXPENSES	10	.68	.05	.02	.21	.71	.05	.02	.22
TOTAL OPER + FIX	49	4.51	4.22	3.29	5.37	5.00	4.75	3.61	6.36
LEASING EXP	5	.76	.60	.09	1.94				
TOTAL PAYROLL	25	1.13	.72	.44	1.41				
TOTAL CONTRACT	22	.87	.84	.30	1.18				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11141	47
AVG SQFT/RETAIL TENANT	3024	3
AVG SQFT/OFFICE WORKER	225	49
AVG % OFFICE OCCUPANCY	97.5	51
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	12.62	15
AVG NET PRKNG INC/STALL	72.00	3
RENTABLE/GROSS SQFT	.83	48

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.05	22	**UTILITIES TOTAL**	1.56	49	SECURITY TOTAL	.34	14	**FIXED EXP TOTAL**	.08	8	**TOTAL PAYROLL**	1.13	25
PAYROLL	.49	17	ELECTRICAL	1.31	49	SEC PAYROLL	.21	8	REAL ESTATE TAX			CLEANING	.49	17
CONTRACT	.64	20	GAS	.09	25	SEC CONTRACTS	.25	11	BUILDING INS	.04	8	REPAIR/MAINT	.62	17
SUP/MAT/MISC	.11	16	FUEL OIL	.10	4	SEC OTHER	.01	8	PERS PROP TAX			RDS/GROUNDS	.10	3
TRASH REMOVAL	.04	16	PURCH STEAM	.39	14	**ADMIN TOTAL**	.55	18	OTHER TAX	.10	2	SECURITY	.21	8
REPR/MAINT TOTAL	1.24	20	PURCH CH WTR	.51	5	PAYROLL	.44	17	**LEASING EXPENSES**	.76	5	ADMINISTRATIVE	.44	17
PAYROLL	.62	17	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	.87	22
ELEVATOR	.11	12	WATER/SEWER	.10	24	PROF FEES			COMMISSIONS			CLEANING	.64	20
HVAC	.37	10	**RDS/GNDS/SEC TOTAL**	.30	18	GEN OFC EXP	.17	8	PROF FEES			REPAIR/MAINT	.37	6
ELECTRICAL	.08	9	RDS/GNDS TOTAL	.07	8	OTHER ADM EXP	.05	7	TENANT ALTS	1.14	3	RDS/GROUNDS	.05	2
STRUCT/ROOF	.44	6	RDS/GNDS PAYRL	.10	3				BUY-OUTS			SECURITY	.25	11
PLUMBING	.03	9	RDS/GNDS CONTR	.05	2				OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY	.02	5	RDS/GNDS OTHER	.03	7									
OTHER MAINT/SUP	.37	16												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	34 BLDS	15,226,128 SQ. FT.				13,528,417 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					18.07	17.05	13.00	20.80
RETAIL AREA	2	10.57	8.68						
OTHER AREA									
TOTAL RENT	4	14.81	15.08	8.60	20.53				
NET PARKING INC	3	.62	.50						
MISCELLANEOUS									
TOTAL INCOME	4	14.93	15.32	8.60	20.77				
EXPENSE									
CLEANING	34	1.30	1.23	.93	1.59	1.30	1.23	.93	1.59
REPAIR-MAINT	34	1.32	1.27	.73	1.65	1.33	1.27	.74	1.65
UTILITIES	33	1.70	1.57	1.14	2.10	1.71	1.59	1.15	2.10
RDS/GRNDS/SEC	15	.29	.24	.08	.44	.32	.31	.09	.48
ADMINISTRATIVE	32	.46	.40	.30	.49	.52	.46	.33	.60
TOTAL OPER EXP	33	4.88	4.85	3.76	5.55	5.51	5.51	4.83	6.28
FIXED EXPENSES	5	.63	.21	.11	1.37	.64	.22	.11	1.37
TOTAL OPER + FIX	33	4.97	4.85	3.76	5.61	5.61	5.51	4.83	6.29
LEASING EXP									
TOTAL PAYROLL	13	2.18	1.06	.69	3.32				
TOTAL CONTRACT	14	.78	.92	.06	1.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21936	31
AVG SQFT/RETAIL TENANT	3317	7
AVG SQFT/OFFICE WORKER	241	30
AVG % OFFICE OCCUPANCY	96.5	32
AVG % RETAIL OCCUPANCY	99.4	7
AVG $ RATE YR-END RENT	20.72	6
AVG NET PRKNG INC/STALL	677.71	3
RENTABLE/GROSS SQFT	.86	30

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.33	14
PAYROLL	1.22	7
CONTRACT	.62	13
SUP/MAT/MISC	.06	10
TRASH REMOVAL	.05	12
REPR/MAINT TOTAL	1.52	13
PAYROLL	.92	12
ELEVATOR	.10	11
HVAC	.34	11
ELECTRICAL	.04	8
STRUCT/ROOF	.06	5
PLUMBING	.03	10
FIRE/LIFE SFTY	.02	6
OTHER MAINT/SUP	.22	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.70	33
ELECTRICAL	1.34	33
GAS	.09	22
FUEL OIL	.01	3
PURCH STEAM	.49	13
PURCH CH WTR	.98	2
COAL		
WATER/SEWER	.09	13
RDS/GNDS/SEC TOTAL	.30	14
RDS/GNDS TOTAL	.06	11
RDS/GNDS PAYRL	.11	4
RDS/GNDS CONTR	.04	4
RDS/GNDS OTHER	.01	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.45	8
SEC PAYROLL	.34	4
SEC CONTRACTS	.31	6
SEC OTHER	.06	7
ADMIN TOTAL	.58	14
PAYROLL	.48	13
MGMT FEES	.22	3
PROF FEES		
GEN OFC EXP	.09	9
OTHER ADM EXP	.11	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.19	4
REAL ESTATE TAX		
BUILDING INS	.09	4
PERS PROP TAX		
OTHER TAX	.19	2
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.18	13
CLEANING	1.22	7
REPAIR/MAINT	.92	12
RDS/GROUNDS	.11	4
SECURITY	.34	4
ADMINISTRATIVE	.48	13
TOTAL CONTRACTS	.78	14
CLEANING	.62	13
REPAIR/MAINT	.13	7
RDS/GROUNDS	.04	4
SECURITY	.31	6
ADMINISTRATIVE	.22	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	15 BLDS	13,788,171 SQ. FT.				12,400,762 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					16.31	17.28		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	17.07	16.16	14.50	19.65				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	17.07	16.16	14.50	19.65				
EXPENSE									
CLEANING	14	1.32	1.24	.86	1.62	1.34	1.25	.86	1.62
REPAIR-MAINT	14	1.36	1.12	.99	1.57	1.38	1.12	.99	1.57
UTILITIES	14	1.88	1.65	1.30	2.06	1.90	1.74	1.30	2.06
RDS/GRNDS/SEC	9	.53	.37	.26	.67	.58	.43	.28	.73
ADMINISTRATIVE	14	.58	.40	.24	.74	.64	.43	.35	.74
TOTAL OPER EXP	14	5.23	4.72	4.14	6.32	5.85	5.71	4.75	6.58
FIXED EXPENSES	2	.23	.23			.24	.24		
TOTAL OPER + FIX	14	5.26	4.84	4.14	6.32	5.89	5.71	4.75	6.75
LEASING EXP	3	.09	.05						
TOTAL PAYROLL	8	1.52	1.59	.97	2.04				
TOTAL CONTRACT	7	1.20	1.20	.86	1.54				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	30738	11
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	193	12
AVG % OFFICE OCCUPANCY	97.0	13
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.83	14

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.28	7
PAYROLL	.56	7
CONTRACT	.66	7
SUP/MAT/MISC	.04	7
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	1.27	7
PAYROLL	.56	7
ELEVATOR	.12	4
HVAC	.10	3
ELECTRICAL	.17	4
STRUCT/ROOF	.02	3
PLUMBING	.02	3
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.28	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.95	12
ELECTRICAL	1.52	12
GAS	.01	7
FUEL OIL		
PURCH STEAM	.46	9
PURCH CH WTR		
COAL		
WATER/SEWER	.07	6
RDS/GNDS/SEC TOTAL	.56	8
RDS/GNDS TOTAL	.05	4
RDS/GNDS PAYRL	.05	3
RDS/GNDS CONTR		
RDS/GNDS OTHER	.02	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.54	8
SEC PAYROLL	.44	7
SEC CONTRACTS	.22	5
SEC OTHER	.02	7
ADMIN TOTAL	.54	5
PAYROLL	.22	5
MGMT FEES	.27	3
PROF FEES	.15	3
GEN OFC EXP	.03	4
OTHER ADM EXP	.01	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.23	2
REAL ESTATE TAX		
BUILDING INS	.23	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.09	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.09	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.52	8
CLEANING	.56	7
REPAIR/MAINT	.56	7
RDS/GROUNDS	.05	3
SECURITY	.44	7
ADMINISTRATIVE	.22	5
TOTAL CONTRACTS	1.20	7
CLEANING	.66	7
REPAIR/MAINT	.48	5
RDS/GROUNDS		
SECURITY	.22	5
ADMINISTRATIVE	.34	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	67 BLDS	3,951,632 SQ. FT.				3,466,231 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					12.24	10.01	8.38	14.60
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	10.37	10.01	8.38	14.60				
NET PARKING INC	2	.34	.25						
MISCELLANEOUS	7	4.17	.15	.03	4.73				
TOTAL INCOME	9	14.56	12.91	9.22	16.24				
EXPENSE									
CLEANING	51	1.31	1.13	.89	1.62	1.31	1.13	.89	1.62
REPAIR-MAINT	50	1.65	1.32	1.09	1.67	1.65	1.34	1.10	1.67
UTILITIES	67	1.99	1.36	1.16	2.00	1.99	1.36	1.17	2.00
RDS/GRNDS/SEC	46	.85	.40	.26	.72	.97	.40	.26	.72
ADMINISTRATIVE	59	.74	.53	.40	.70	.85	.61	.42	.80
TOTAL OPER EXP	49	6.02	4.73	4.04	6.03	6.60	5.12	4.49	7.36
FIXED EXPENSES	6	.50	.80	.12	1.49	.50	.80	.12	1.49
TOTAL OPER + FIX	49	6.05	4.90	4.04	6.49	6.64	5.25	4.49	7.36
LEASING EXP	11	5.35	.06	.06	6.26				
TOTAL PAYROLL	20	1.34	1.08	.51	2.43				
TOTAL CONTRACT	18	3.45	1.30	.95	3.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10391	35
AVG SQFT/RETAIL TENANT	1435	3
AVG SQFT/OFFICE WORKER	273	43
AVG % OFFICE OCCUPANCY	98.2	47
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	11.22	7
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.84	36

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.37	21
PAYROLL	.54	8
CONTRACT	1.16	18
SUP/MAT/MISC	.06	14
TRASH REMOVAL	.05	17
REPR/MAINT TOTAL	1.59	18
PAYROLL	.89	16
ELEVATOR	.06	10
HVAC	.31	10
ELECTRICAL	.08	10
STRUCT/ROOF	.07	4
PLUMBING	.05	10
FIRE/LIFE SFTY	.07	7
OTHER MAINT/SUP	.34	16

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.00	48
ELECTRICAL	1.65	47
GAS	.18	31
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	29
RDS/GNDS/SEC TOTAL	1.15	17
RDS/GNDS TOTAL	.19	9
RDS/GNDS PAYRL	.16	4
RDS/GNDS CONTR	.08	8
RDS/GNDS OTHER	.03	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.26	14
SEC PAYROLL		
SEC CONTRACTS	.81	14
SEC OTHER	.70	4
ADMIN TOTAL	.57	18
PAYROLL	.35	16
MGMT FEES	.24	6
PROF FEES	.04	5
GEN OFC EXP	.02	12
OTHER ADM EXP	.40	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.12	4
REAL ESTATE TAX		
BUILDING INS	.12	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	5.35	11
ADV/PROMOTION	.05	6
COMMISSIONS		
PROF FEES		
TENANT ALTS	7.79	8
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.34	20
CLEANING	.54	8
REPAIR/MAINT	.89	16
RDS/GROUNDS	.16	4
SECURITY		
ADMINISTRATIVE	.35	16
TOTAL CONTRACTS	3.45	18
CLEANING	1.16	18
REPAIR/MAINT	.93	2
RDS/GROUNDS	.08	8
SECURITY	.81	14
ADMINISTRATIVE	.27	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	23 BLDS	697,812 SQ. FT.				596,456 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					13.01	10.01		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	13.01	10.01						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	13.02	10.01						
EXPENSE									
CLEANING	23	1.25	1.15	.87	1.67	1.25	1.15	.87	1.67
REPAIR-MAINT	23	1.46	1.28	1.01	1.61	1.47	1.28	1.01	1.61
UTILITIES	23	1.34	1.18	1.12	1.59	1.34	1.18	1.13	1.59
RDS/GRNDS/SEC	5	.50	.37	.29	.72	.50	.37	.29	.72
ADMINISTRATIVE	16	.51	.57	.35	.69	.59	.64	.39	.77
TOTAL OPER EXP	23	4.50	4.57	3.74	5.39	5.26	4.89	4.43	5.59
FIXED EXPENSES	2	1.48	1.49			1.48	1.49		
TOTAL OPER + FIX	23	4.61	4.57	3.74	5.56	5.39	4.94	4.43	6.50
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	2	3.79	3.61						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3185	20
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	280	18
AVG % OFFICE OCCUPANCY	96.5	20
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.77	13

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.00	2
PAYROLL		
CONTRACT	.87	2
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.26	19
ELECTRICAL	1.12	19
GAS	.13	18
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	3.79	2
CLEANING	.87	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	253,781 SQ. FT.				253,781 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	1.13	1.17	.92	1.33	1.13	1.17	.92	1.33
REPAIR-MAINT	3	1.53	1.63			1.53	1.63		
UTILITIES	4	3.04	2.44	1.65	4.08	3.04	2.44	1.65	4.08
RDS/GRNDS/SEC	2	.25	.27			.25	.27		
ADMINISTRATIVE	4	.50	.51	.47	.53	.50	.51	.47	.53
TOTAL OPER EXP	3	6.91	6.51			6.91	6.51		
FIXED EXPENSES									
TOTAL OPER+FIX	3	6.96	6.51			6.96	6.51		
LEASING EXP	2	.06	.06						
TOTAL PAYROLL	4	1.55	1.75	.74	2.43				
TOTAL CONTRACT	2	.82	.81						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	71497	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	291	3
AVG % OFFICE OCCUPANCY	96.9	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.13**	**4**
PAYROLL	.56	4
CONTRACT	.80	2
SUP/MAT/MISC	.09	4
TRASH REMOVAL	.12	3
REPR/MAINT TOTAL	**1.88**	**2**
PAYROLL	1.11	2
ELEVATOR	.05	2
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.30	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**3.04**	**4**
ELECTRICAL	2.49	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.32	4
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.49**	**3**
PAYROLL	.48	3
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.06**	**2**
ADV/PROMOTION	.06	2
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.55**	**4**
CLEANING	.56	4
REPAIR/MAINT	1.11	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.48	3
TOTAL CONTRACTS	**.82**	**2**
CLEANING	.80	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	630,942 SQ. FT.				608,622 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	1.35	1.23	.89	1.88	1.36	1.23	.89	1.92
REPAIR-MAINT	5	1.74	1.30	.82	3.01	1.75	1.30	.82	3.06
UTILITIES	5	1.82	1.51	1.38	2.27	1.83	1.56	1.40	2.27
RDS/GRNDS/SEC	4	.38	.40	.17	.58	.40	.43	.21	.58
ADMINISTRATIVE	4	.57	.56	.47	.71	.60	.57	.47	.81
TOTAL OPER EXP	4	5.58	5.53	4.01	7.27	5.85	5.85	4.02	8.15
FIXED EXPENSES									
TOTAL OPER+FIX	4	5.58	5.53	4.01	7.27	5.85	5.85	4.02	8.15
LEASING EXP									
TOTAL PAYROLL	4	2.53	2.86	.83	4.68				
TOTAL CONTRACT	3	.95	1.30						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18813	4
AVG SQFT/RETAIL TENANT	1435	3
AVG SQFT/OFFICE WORKER	312	3
AVG % OFFICE OCCUPANCY	94.8	4
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.78	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.35**	**4**
PAYROLL	1.67	2
CONTRACT	.52	3
SUP/MAT/MISC	.12	3
TRASH REMOVAL	.05	4
REPR/MAINT TOTAL	**1.84**	**4**
PAYROLL	1.21	4
ELEVATOR	.06	3
HVAC	.39	4
ELECTRICAL	.07	4
STRUCT/ROOF		
PLUMBING	.03	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.07	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.82**	**5**
ELECTRICAL	1.41	5
GAS	.01	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.17	5
RDS/GNDS/SEC TOTAL	**.38**	**4**
RDS/GNDS TOTAL	.17	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	2
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.48	2
SEC PAYROLL		
SEC CONTRACTS	.47	2
SEC OTHER		
ADMIN TOTAL	**.57**	**4**
PAYROLL	.63	3
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.53**	**4**
CLEANING	1.67	2
REPAIR/MAINT	1.21	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.63	3
TOTAL CONTRACTS	**.95**	**3**
CLEANING	.52	3
REPAIR/MAINT		
RDS/GROUNDS	.12	2
SECURITY	.47	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

United States Government Sector: City Analyses

Baltimore, MD

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,063,651 SQ. FT.				944,191 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.26	1.22			1.26	1.22		
REPAIR-MAINT	3	1.54	1.34			1.54	1.34		
UTILITIES	3	2.73	2.43			2.73	2.43		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.46	.40			.53	.49		
TOTAL OPER EXP	3	5.99	5.25			6.87	6.37		
FIXED EXPENSES									
TOTAL OPER+FIX	3	5.99	5.25			6.87	6.37		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19497	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	295	3
AVG % OFFICE OCCUPANCY	99.1	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.87	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.73	3
ELECTRICAL	1.61	3
GAS		
FUEL OIL		
PURCH STEAM	1.12	3
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Birmingham, AL

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	93,759 SQ. FT.				74,407 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.95	1.08			.95	1.08		
REPAIR-MAINT	3	1.44	1.28			1.44	1.28		
UTILITIES	3	1.40	1.36			1.40	1.36		
RDS/GRNDS/SEC									
ADMINISTRATIVE									
TOTAL OPER EXP	3	3.78	3.51			4.77	4.21		
FIXED EXPENSES									
TOTAL OPER+FIX	3	3.78	3.51			4.77	4.21		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2439	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	293	3
AVG % OFFICE OCCUPANCY	98.3	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.40	3
ELECTRICAL	1.35	3
GAS	.06	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Birmingham, AL

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	93,759 SQ. FT.				74,407 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.95	1.08			.95	1.08		
REPAIR-MAINT	3	1.44	1.28			1.44	1.28		
UTILITIES	3	1.40	1.36			1.40	1.36		
RDS/GRNDS/SEC									
ADMINISTRATIVE									
TOTAL OPER EXP	3	3.78	3.51			4.77	4.21		
FIXED EXPENSES									
TOTAL OPER+FIX	3	3.78	3.51			4.77	4.21		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2439	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	293	3
AVG % OFFICE OCCUPANCY	98.3	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**	1.40	3	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.35	3	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS	.06	2	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP														

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Boston, MA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	945,651 SQ. FT.				829,032 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.26	1.44			1.26	1.44		
REPAIR-MAINT	3	1.98	2.07			1.98	2.07		
UTILITIES	3	2.94	2.58			2.94	2.68		
RDS/GRNDS/SEC									
ADMINISTRATIVE									
TOTAL OPER EXP	3	6.17	6.29			7.04	7.19		
FIXED EXPENSES									
TOTAL OPER+FIX	3	6.17	6.29			7.04	7.19		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	26365	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	257	3
AVG % OFFICE OCCUPANCY	98.6	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.86	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**	2.94	3	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	2.01	3	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS	.07	2	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM	.94	2	**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP														

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Chattanooga, TN

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,351,116 SQ. FT.				1,351,116 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	8	.96	.99	.79	1.05	.96	.99	.79	1.05
REPAIR-MAINT	8	1.22	.85	.57	1.15	1.22	.85	.57	1.15
UTILITIES	8	1.33	1.42	1.26	1.76	1.33	1.42	1.26	1.76
RDS/GRNDS/SEC	8	.08	.07	.07	.08	.08	.07	.07	.08
ADMINISTRATIVE	8	.15	.15	.15	.15	.15	.15	.15	.15
TOTAL OPER EXP	8	3.73	3.31	3.24	3.88	3.73	3.31	3.24	3.88
FIXED EXPENSES									
TOTAL OPER+FIX	8	3.73	3.31	3.24	3.88	3.73	3.31	3.24	3.88
LEASING EXP	7	.13	.06	.06	.33				
TOTAL PAYROLL	8	1.63	1.51	1.15	1.67				
TOTAL CONTRACT	7	.05	.07	.05	.09				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	324587	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	304	5
AVG % OFFICE OCCUPANCY	81.3	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.00	6
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.84	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.96	8
PAYROLL	.79	8
CONTRACT	.03	6
SUP/MAT/MISC	.11	8
TRASH REMOVAL	.04	6
REPR/MAINT TOTAL	1.22	8
PAYROLL	.63	8
ELEVATOR	.05	8
HVAC	.16	8
ELECTRICAL	.10	8
STRUCT/ROOF	.03	6
PLUMBING	.06	8
FIRE/LIFE SFTY	.07	8
OTHER MAINT/SUP	.16	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.33	8
ELECTRICAL	1.22	8
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	8
RDS/GNDS/SEC TOTAL	.08	8
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.06	8
SEC PAYROLL	.06	7
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.15	8
PAYROLL	.15	8
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.13	7
ADV/PROMOTION	.13	7
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.63	8
CLEANING	.79	8
REPAIR/MAINT	.63	8
RDS/GROUNDS		
SECURITY	.06	7
ADMINISTRATIVE	.15	8
TOTAL CONTRACTS	.05	7
CLEANING	.03	6
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Cincinnati, OH

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	2,101,769 SQ. FT.				1,900,351 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	6	1.02	1.20	.63	1.70	1.02	1.20	.63	1.70
REPAIR-MAINT	6	1.57	1.24	.90	2.53	1.57	1.24	.90	2.53
UTILITIES	6	1.48	1.59	1.18	2.17	1.48	1.59	1.18	2.17
RDS/GRNDS/SEC	6	.29	.22	.19	.58	.32	.25	.23	.58
ADMINISTRATIVE	3	.34	.34			.39	.38		
TOTAL OPER EXP	6	4.59	4.51	3.25	7.00	5.07	6.05	3.44	7.40
FIXED EXPENSES									
TOTAL OPER+FIX	6	5.09	4.51	3.25	8.22	5.63	6.05	3.44	8.62
LEASING EXP									
TOTAL PAYROLL	4	2.20	1.10						
TOTAL CONTRACT	4	.82	.87						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	44829	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	99.1	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.79	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.06	4
PAYROLL	.43	2
CONTRACT	.67	4
SUP/MAT/MISC	.08	4
TRASH REMOVAL	.07	4
REPR/MAINT TOTAL	2.31	4
PAYROLL	1.64	4
ELEVATOR	.09	4
HVAC	.06	4
ELECTRICAL	.13	4
STRUCT/ROOF	.11	4
PLUMBING	.01	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.27	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.48	6
ELECTRICAL	1.03	6
GAS	.43	4
FUEL OIL	.01	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.17	6
RDS/GNDS/SEC TOTAL	.37	4
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	4
SEC PAYROLL	.21	4
SEC CONTRACTS	.25	3
SEC OTHER	.03	2
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.20	4
CLEANING	.43	2
REPAIR/MAINT	1.64	4
RDS/GROUNDS		
SECURITY	.21	4
ADMINISTRATIVE		
TOTAL CONTRACTS	.82	4
CLEANING	.67	4
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.25	4
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Columbia, SC

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	11 BLDS	1,126,303 SQ. FT.				1,112,631 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	9					8.07	8.24	7.79	8.53
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	8.07	8.24	7.79	8.53				
NET PARKING INC									
MISCELLANEOUS	5	.14	.15	.04	.26				
TOTAL INCOME	9	8.16	8.37	7.80	8.55				
EXPENSE									
CLEANING	11	.99	1.02	.86	1.15	.99	1.02	.86	1.15
REPAIR-MAINT	11	.59	.53	.48	.75	.59	.53	.48	.75
UTILITIES	11	1.61	1.33	1.12	1.95	1.61	1.33	1.12	1.95
RDS/GRNDS/SEC	9	.10	.06	.04	.18	.10	.06	.04	.18
ADMINISTRATIVE	11	.44	.40	.40	.45	.45	.40	.40	.48
TOTAL OPER EXP	11	3.71	3.26	3.02	4.35	3.75	3.90	3.02	4.35
FIXED EXPENSES	9	.02	.02	.02	.02	.02	.02	.02	.02
TOTAL OPER + FIX	11	3.72	3.28	3.04	4.37	3.77	3.90	3.04	4.37
LEASING EXP									
TOTAL PAYROLL	9	.28	.23	.08	.53				
TOTAL CONTRACT	9	.53	.50	.38	.69				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19183	11
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	264	11
AVG % OFFICE OCCUPANCY	100.0	11
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.82	9
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.85	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.99	9
PAYROLL	.28	9
CONTRACT	.53	9
SUP/MAT/MISC	.16	9
TRASH REMOVAL	.02	9
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.61	11
ELECTRICAL	1.36	11
GAS	.05	5
FUEL OIL		
PURCH STEAM	.08	5
PURCH CH WTR	.27	5
COAL		
WATER/SEWER	.05	9
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.02	9
REAL ESTATE TAX		
BUILDING INS	.02	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.28	9
CLEANING	.28	9
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.53	9
CLEANING	.53	9
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	414,335 SQ. FT.				409,265 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					8.27	8.31	7.97	8.50
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	8.27	8.31	7.97	8.50				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	8.31	8.38	8.04	8.51				
EXPENSE									
CLEANING	5	1.02	1.02	.91	1.12	1.02	1.02	.91	1.12
REPAIR-MAINT	5	.65	.53	.51	.84	.65	.53	.51	.84
UTILITIES	5	1.66	1.61	.90	2.33	1.66	1.61	.90	2.33
RDS/GRNDS/SEC	4	.13	.11	.05	.19	.13	.11	.05	.19
ADMINISTRATIVE	5	.41	.40	.36	.45	.41	.40	.37	.45
TOTAL OPER EXP	5	3.84	4.02	2.94	4.51	3.89	4.02	3.02	4.51
FIXED EXPENSES	4	.02	.02	.02	.02	.02	.02	.02	.02
TOTAL OPER + FIX	5	3.85	4.04	2.95	4.53	3.90	4.04	3.03	4.53
LEASING EXP									
TOTAL PAYROLL	4	.35	.34	.16	.53				
TOTAL CONTRACT	4	.51	.57	.34	.69				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13642	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	257	5
AVG % OFFICE OCCUPANCY	100.0	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.95	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.85	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.05	4
PAYROLL	.35	4
CONTRACT	.51	4
SUP/MAT/MISC	.18	4
TRASH REMOVAL	.02	4
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.66	5
ELECTRICAL	1.46	5
GAS	.02	3
FUEL OIL		
PURCH STEAM	.08	2
PURCH CH WTR	.27	2
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.02	4
REAL ESTATE TAX		
BUILDING INS	.02	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.35	4
CLEANING	.35	4
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.51	4
CLEANING	.51	4
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Columbia, SC

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	664,581 SQ. FT.				664,581 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					7.97	7.88	7.48	8.53
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	7.97	7.88	7.48	8.53				
NET PARKING INC									
MISCELLANEOUS	4	.14	.15	.04	.26				
TOTAL INCOME	5	8.09	7.96	7.60	8.67				
EXPENSE									
CLEANING	5	.96	.85	.78	1.24	.96	.85	.78	1.24
REPAIR-MAINT	5	.52	.47	.46	.61	.52	.47	.46	.61
UTILITIES	5	1.64	1.33	1.15	2.36	1.64	1.33	1.15	2.36
RDS/GRNDS/SEC	5	.08	.04	.04	.15	.08	.04	.04	.15
ADMINISTRATIVE	5	.47	.40	.40	.56	.47	.40	.40	.56
TOTAL OPER EXP	5	3.66	3.09	2.89	4.85	3.66	3.09	2.89	4.85
FIXED EXPENSES	5	.02	.02	.01	.02	.02	.02	.01	.02
TOTAL OPER+FIX	5	3.68	3.11	2.91	4.86	3.68	3.11	2.91	4.86
LEASING EXP									
TOTAL PAYROLL	5	.25	.21	.08	.47				
TOTAL CONTRACT	5	.54	.48	.38	.73				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	26583	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	262	5
AVG % OFFICE OCCUPANCY	100.0	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.75	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.85	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.96	5	**UTILITIES TOTAL**	1.64	5	SECURITY TOTAL			**FIXED EXP TOTAL**	.02	5	**TOTAL PAYROLL**	.25	5
PAYROLL	.25	5	ELECTRICAL	1.35	5	SEC PAYROLL			REAL ESTATE TAX			CLEANING	.25	5
CONTRACT	.54	5	GAS			SEC CONTRACTS			BUILDING INS	.02	5	REPAIR/MAINT		
SUP/MAT/MISC	.15	5	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	5	PURCH STEAM	.08	3	**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR	.27	3	PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	.54	5
ELEVATOR			WATER/SEWER	.05	5	PROF FEES			COMMISSIONS			CLEANING	.54	5
HVAC			**RDS/GNDS/SEC TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP														

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Houston, TX

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	958,940 SQ. FT.				625,219 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					13.11	13.00		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	8.24	8.60						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	8.24	8.60						
EXPENSE									
CLEANING	3	.74	.95			.74	.95		
REPAIR-MAINT	3	1.03	1.01			1.03	1.01		
UTILITIES	3	1.31	1.40			1.31	1.40		
RDS/GRNDS/SEC	2	.30	.32			.48	.47		
ADMINISTRATIVE	3	.52	.49			.80	.93		
TOTAL OPER EXP	3	3.87	4.18			5.95	6.06		
FIXED EXPENSES									
TOTAL OPER+FIX	3	3.87	4.18			5.95	6.06		
LEASING EXP									
TOTAL PAYROLL	2	.90	.88						
TOTAL CONTRACT	2	.70	.72						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7780	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	217	2
AVG % OFFICE OCCUPANCY	69.7	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.86	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	2	**UTILITIES TOTAL**	1.31	3	SECURITY TOTAL	.30	2	**FIXED EXP TOTAL**			**TOTAL PAYROLL**	.90	2
PAYROLL	.06	2	ELECTRICAL	1.25	3	SEC PAYROLL	.09	2	REAL ESTATE TAX			CLEANING	.06	2
CONTRACT	.64	2	GAS			SEC CONTRACTS	.06	2	BUILDING INS			REPAIR/MAINT	.35	2
SUP/MAT/MISC			FUEL OIL			SEC OTHER	.15	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	.48	2	OTHER TAX			SECURITY	.09	2
REPR/MAINT TOTAL	.97	2	PURCH CH WTR			PAYROLL	.40	2	**LEASING EXPENSES**			ADMINISTRATIVE	.40	2
PAYROLL	.35	2	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	.70	2
ELEVATOR			WATER/SEWER	.06	2	PROF FEES			COMMISSIONS			CLEANING	.64	2
HVAC			**RDS/GNDS/SEC TOTAL**	.30	2	GEN OFC EXP	.08	2	PROF FEES			REPAIR/MAINT		
ELECTRICAL			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.06	2
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP	.62	2												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Huntsville, AL

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	278,162 SQ. FT.				278,162 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	2	.95	.92			.95	.92		
REPAIR-MAINT	2	1.42	1.47			1.42	1.47		
UTILITIES	3	2.52	2.81			2.52	2.81		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.51	.51			.51	.51		
TOTAL OPER EXP									
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP	3	.06	.06						
TOTAL PAYROLL	3	1.65	1.48						
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	97305	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	499	2
AVG % OFFICE OCCUPANCY	86.1	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.95	2
PAYROLL	.88	2
CONTRACT		
SUP/MAT/MISC	.06	2
TRASH REMOVAL		
REPR/MAINT TOTAL	1.42	2
PAYROLL	.73	2
ELEVATOR	.04	2
HVAC	.21	2
ELECTRICAL	.17	2
STRUCT/ROOF	.03	2
PLUMBING	.06	2
FIRE/LIFE SFTY	.08	2
OTHER MAINT/SUP	.11	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.52	3
ELECTRICAL	1.62	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.37	3
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.51	3
PAYROLL	.51	3
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.06	3
ADV/PROMOTION	.06	3
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.65	3
CLEANING	.88	2
REPAIR/MAINT	.73	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.51	3
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Kansas City, MO/KS

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,070,838 SQ. FT.				949,895 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.37	1.38			1.38	1.38		
REPAIR-MAINT	3	1.02	1.39			1.02	1.39		
UTILITIES	3	1.66	1.69			1.66	1.69		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.23	.23			.26	.30		
TOTAL OPER EXP	3	4.28	4.40			4.82	5.71		
FIXED EXPENSES									
TOTAL OPER + FIX	3	4.28	4.40			4.82	5.71		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20458	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	168	3
AVG % OFFICE OCCUPANCY	99.1	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.84	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.66	3
ELECTRICAL	1.32	3
GAS	.02	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Knoxville, TN

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	809,897 SQ. FT.				809,897 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	.80	.84	.76	.90	.80	.84	.76	.90
REPAIR-MAINT	5	.90	.94	.82	1.44	.90	.94	.82	1.44
UTILITIES	5	1.46	1.71	1.22	2.03	1.46	1.71	1.22	2.03
RDS/GRNDS/SEC									
ADMINISTRATIVE	5	.18	.18	.18	.18	.18	.18	.18	.18
TOTAL OPER EXP	5	3.34	3.57	3.10	4.43	3.34	3.57	3.10	4.43
FIXED EXPENSES									
TOTAL OPER + FIX	5	3.34	3.57	3.10	4.43	3.34	3.57	3.10	4.43
LEASING EXP									
TOTAL PAYROLL	5	1.40	1.58	1.40	1.82				
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.86	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.80	5	**UTILITIES TOTAL**	1.46	5	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**	1.40	5
PAYROLL	.73	5	ELECTRICAL	1.38	5	SEC PAYROLL			REAL ESTATE TAX			CLEANING	.73	5
CONTRACT			GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT	.50	5
SUP/MAT/MISC	.03	5	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	4	PURCH STEAM			**ADMIN TOTAL**	.18	5	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.90	5	PURCH CH WTR			PAYROLL	.18	5	**LEASING EXPENSES**			ADMINISTRATIVE	.18	5
PAYROLL	.50	5	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR	.06	3	WATER/SEWER	.08	5	PROF FEES			COMMISSIONS			CLEANING		
HVAC	.29	5	**RDS/GNDS/SEC TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL	.04	5	RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING	.02	5	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY	.04	5	RDS/GNDS OTHER											
OTHER MAINT/SUP														

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Los Angeles, CA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	2,285,480 SQ. FT.				2,215,850 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	2	1.24	1.46			1.25	1.48		
REPAIR-MAINT	2	1.51	1.70			1.53	1.72		
UTILITIES	2	1.26	1.33			1.27	1.34		
RDS/GRNDS/SEC	3	.79	.43			.82	.43		
ADMINISTRATIVE	3	1.17	.89			1.21	1.03		
TOTAL OPER EXP	2	5.18	5.64			5.43	6.19		
FIXED EXPENSES									
TOTAL OPER + FIX	2	5.18	5.64			5.43	6.19		
LEASING EXP									
TOTAL PAYROLL	3	1.93	1.62						
TOTAL CONTRACT	2	1.01	.79						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	212	2
AVG % OFFICE OCCUPANCY	96.4	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.24	2	**UTILITIES TOTAL**			SECURITY TOTAL	.91	2	**FIXED EXP TOTAL**			**TOTAL PAYROLL**	1.93	3
PAYROLL	.75	2	ELECTRICAL			SEC PAYROLL	.75	2	REAL ESTATE TAX			CLEANING	.75	2
CONTRACT	.43	2	GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT	.86	2
SUP/MAT/MISC	.05	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.15	2
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY	.75	2
REPR/MAINT TOTAL	1.51	2	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL	.86	2	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.01	2
ELEVATOR			WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING	.43	2
HVAC			**RDS/GNDS/SEC TOTAL**	.79	3	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.41	2
ELECTRICAL			RDS/GNDS TOTAL	.16	2	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL	.15	2				BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP	.14	2												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Miami, FL

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,586,847 SQ. FT.				1,546,329 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					19.73	18.16		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	19.56	17.98						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	19.69	18.17						
EXPENSE									
CLEANING	4	.89	.90	.81	1.08	.91	.91	.82	1.09
REPAIR-MAINT	5	.80	.87	.64	1.05	.81	.87	.66	1.05
UTILITIES	5	1.92	1.55	1.37	2.73	1.94	1.55	1.37	2.77
RDS/GRNDS/SEC	4	.56	.56	.46	.76	.57	.57	.47	.77
ADMINISTRATIVE	5	.98	1.00	.17	1.81	1.00	1.03	.18	1.85
TOTAL OPER EXP	4	4.75	4.60	3.33	6.31	4.89	4.71	3.43	6.49
FIXED EXPENSES									
TOTAL OPER + FIX	4	4.83	4.71	3.33	6.42	4.97	4.82	3.43	6.60
LEASING EXP									
TOTAL PAYROLL	3	.82	.87						
TOTAL CONTRACT	3	1.44	1.27						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	28812	5
AVG SQFT/RETAIL TENANT	1315	3
AVG SQFT/OFFICE WORKER	234	5
AVG % OFFICE OCCUPANCY	98.8	5
AVG % RETAIL OCCUPANCY	97.9	3
AVG $ RATE YR-END RENT	20.00	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.89	3
PAYROLL		
CONTRACT	.79	3
SUP/MAT/MISC		
TRASH REMOVAL	.10	3
REPR/MAINT TOTAL	.69	3
PAYROLL	.26	3
ELEVATOR	.27	3
HVAC	.03	3
ELECTRICAL		
STRUCT/ROOF	.01	2
PLUMBING		
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.10	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.96	4
ELECTRICAL	1.37	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	1.05	2
COAL		
WATER/SEWER	.17	2
RDS/GNDS/SEC TOTAL	.49	3
RDS/GNDS TOTAL	.05	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.44	3
SEC PAYROLL		
SEC CONTRACTS	.42	3
SEC OTHER	.01	3
ADMIN TOTAL	.90	3
PAYROLL	.56	3
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.49	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.82	3
CLEANING		
REPAIR/MAINT	.26	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.56	3
TOTAL CONTRACTS	1.44	3
CLEANING	.79	3
REPAIR/MAINT	.35	2
RDS/GROUNDS	.04	3
SECURITY	.42	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	670,658 SQ. FT.				650,533 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	2	1.05	1.08			1.05	1.08		
REPAIR-MAINT	3	1.00	.98			1.00	.98		
UTILITIES	3	1.88	1.55			1.89	1.55		
RDS/GRNDS/SEC	2	.78	.76			.79	.77		
ADMINISTRATIVE	3	1.11	1.00			1.14	1.03		
TOTAL OPER EXP	2	4.75	5.04			4.94	5.21		
FIXED EXPENSES									
TOTAL OPER + FIX	2	4.75	5.04			4.94	5.21		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14460	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	253	3
AVG % OFFICE OCCUPANCY	97.8	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.74	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.07	2
ELECTRICAL	1.59	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Nashville, TN
ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,470,448 SQ. FT.				1,169,906 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	.73	.79	.67	.89	.80	.79	.74	.89
REPAIR-MAINT	4	.55	.54	.45	.63	.61	.60	.45	.70
UTILITIES	4	1.94	1.99	1.66	2.42	2.15	2.13	1.86	2.42
RDS/GRNDS/SEC	4	.35	.34	.32	.38	.44	.36	.32	.52
ADMINISTRATIVE	4	.64	.95	.57	1.03	.80	.95	.65	1.03
TOTAL OPER EXP	4	4.21	4.54	3.78	5.23	5.30	5.23	4.54	5.76
FIXED EXPENSES									
TOTAL OPER + FIX	4	4.21	4.54	3.78	5.23	5.30	5.23	4.54	5.76
LEASING EXP									
TOTAL PAYROLL	4	.82	.50	.49	.85				
TOTAL CONTRACT	4	.52	.96	.48	.99				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	253	4
AVG % OFFICE OCCUPANCY	100.0	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	4	**UTILITIES TOTAL**	1.94	4	SECURITY TOTAL	.31	4	**FIXED EXP TOTAL**			**TOTAL PAYROLL**	.82	4
PAYROLL			ELECTRICAL	1.03	4	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT	.36	4	GAS	.06	2	SEC CONTRACTS	.28	3	BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC	.13	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	4	PURCH STEAM	.35	3	**ADMIN TOTAL**	.64	4	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.55	4	PURCH CH WTR	.56	3	PAYROLL	.31	4	**LEASING EXPENSES**			ADMINISTRATIVE	.31	4
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	.52	4
ELEVATOR	.07	4	WATER/SEWER	.11	4	PROF FEES			COMMISSIONS			CLEANING	.36	4
HVAC	.08	4	**RDS/GNDS/SEC TOTAL**	.35	4	GEN OFC EXP	.28	4	PROF FEES			REPAIR/MAINT		
ELECTRICAL	.04	4	RDS/GNDS TOTAL	.04	4	OTHER ADM EXP	.01	4	TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF	.04	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.28	3
PLUMBING	.04	4	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY	.02	4	RDS/GNDS OTHER	.04	4									
OTHER MAINT/SUP	.11	4												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

New Orleans, LA
ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,567,248 SQ. FT.				1,360,974 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					12.33	12.87		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	10.58	11.46						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	10.58	11.46						
EXPENSE									
CLEANING	6	1.25	1.28	1.02	1.34	1.25	1.28	1.02	1.34
REPAIR-MAINT	6	1.22	1.25	.96	1.45	1.22	1.25	.96	1.45
UTILITIES	6	1.27	1.24	1.18	1.43	1.27	1.24	1.18	1.43
RDS/GRNDS/SEC	4	.16	.16			.19	.18		
ADMINISTRATIVE	6	.48	.65		.98	.55	1.02		1.06
TOTAL OPER EXP	6	4.29	4.25	3.35	5.34	4.95	5.50	3.76	6.40
FIXED EXPENSES	4	3.01	2.93			3.50	3.29		
TOTAL OPER + FIX	6	5.88	7.75	3.35	8.20	6.77	8.35	3.76	10.86
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	26924	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	230	6
AVG % OFFICE OCCUPANCY	91.0	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.50	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.81	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**	1.22	2	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.18	2	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS	.03	2	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP														

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

New Orleans, LA

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	532,027 SQ. FT.				453,574 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					11.40	13.17		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	9.19	9.32						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	9.19	9.32						
EXPENSE									
CLEANING	3	1.12	1.04			1.12	1.04		
REPAIR-MAINT	3	1.18	1.25			1.19	1.25		
UTILITIES	3	1.33	1.24			1.33	1.24		
RDS/GRNDS/SEC	2	.15	.15			.19	.21		
ADMINISTRATIVE	3	.50	.65			.58	1.02		
TOTAL OPER EXP	3	4.21	4.25			4.94	5.50		
FIXED EXPENSES	2	3.13	3.14			3.88	4.24		
TOTAL OPER+FIX	3	6.09	7.75			7.15	8.35		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	28076	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	170	3
AVG % OFFICE OCCUPANCY	92.8	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.20	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.64	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Orlando, FL

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	536,105 SQ. FT.				515,416 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					13.04	13.86		
RETAIL AREA									
OTHER AREA	3	4.60	4.78						
TOTAL RENT	4	13.00	13.86						
NET PARKING INC	4	.39	.41						
MISCELLANEOUS									
TOTAL INCOME	4	13.40	14.36						
EXPENSE									
CLEANING									
REPAIR-MAINT	5	.80	1.02	.69	1.28	.80	1.02	.69	1.28
UTILITIES	5	1.47	1.69	1.44	1.75	1.47	1.69	1.44	1.75
RDS/GRNDS/SEC	3	.79	.93			.79	.94		
ADMINISTRATIVE	4	2.03	1.98			2.04	2.01		
TOTAL OPER EXP									
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	4	3.78	4.45						
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10283	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	232	5
AVG % OFFICE OCCUPANCY	97.8	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.65	4
AVG NET PRKNG INC/STALL	72.00	4
RENTABLE/GROSS SQFT	.76	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	.82	4
PAYROLL	.81	4
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.01	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.47	5
ELECTRICAL	1.38	5
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	4
RDS/GNDS/SEC TOTAL	.79	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.79	3
SEC PAYROLL	.79	3
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	2.03	4
PAYROLL	2.03	4
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	3.78	4
CLEANING		
REPAIR/MAINT	.81	4
RDS/GROUNDS		
SECURITY	.79	3
ADMINISTRATIVE	2.03	4
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Philadelphia, PA

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	684,672 SQ. FT.				565,142 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.09	1.16			1.09	1.16		
REPAIR-MAINT	3	.68	.66			.68	.66		
UTILITIES	3	2.31	2.21			2.31	2.21		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.30	.36			.36	.43		
TOTAL OPER EXP	3	4.38	4.56			5.31	5.57		
FIXED EXPENSES									
TOTAL OPER+FIX	3	4.38	4.56			5.31	5.57		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13220	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	212	3
AVG % OFFICE OCCUPANCY	93.6	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.88	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**	2.31	3	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.79	3	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM	.53	2	**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP														

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Portland, OR

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	540,665 SQ. FT.				502,030 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					13.03	11.63		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	13.02	11.62						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	13.25	11.75						
EXPENSE									
CLEANING	4	1.12	1.40	.98	1.71	1.14	1.40	.99	1.72
REPAIR-MAINT	4	1.53	1.32	1.09	2.38	1.55	1.35	1.09	2.40
UTILITIES	4	1.19	1.21	.92	1.41	1.21	1.23	.92	1.43
RDS/GRNDS/SEC	2	.52	.97			.54	.98		
ADMINISTRATIVE	2	.44	.36			.45	.37		
TOTAL OPER EXP	4	4.44	4.22	3.73	6.10	4.79	4.53	4.35	6.17
FIXED EXPENSES	2	.20	.19			.21	.19		
TOTAL OPER+FIX	4	4.57	4.32	3.73	6.29	4.92	4.64	4.35	6.36
LEASING EXP									
TOTAL PAYROLL	2	1.53	2.07						
TOTAL CONTRACT	2	1.50	2.08						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11537	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	299	3
AVG % OFFICE OCCUPANCY	98.4	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.92	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.84	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.79	2	**UTILITIES TOTAL**	1.19	4	SECURITY TOTAL	.52	2	**FIXED EXP TOTAL**	.20	2	**TOTAL PAYROLL**	1.53	2
PAYROLL			ELECTRICAL	1.05	4	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT	.70	2	GAS	.20	3	SEC CONTRACTS	.52	2	BUILDING INS	.05	2	REPAIR/MAINT	1.53	2
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.09	2	PURCH STEAM			**ADMIN TOTAL**	.44	2	OTHER TAX	.16	2	SECURITY		
REPR/MAINT TOTAL	1.78	2	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL	1.53	2	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.50	2
ELEVATOR			WATER/SEWER	.09	2	PROF FEES			COMMISSIONS			CLEANING	.70	2
HVAC			**RDS/GNDS/SEC TOTAL**	.52	2	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.28	2
ELECTRICAL			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.52	2
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP	.25	2												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Sacramento, CA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,281,188 SQ. FT.				1,164,562 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.82	1.86			1.87	1.93		
REPAIR-MAINT	3	2.05	2.12			2.11	2.17		
UTILITIES	3	1.38	1.43			1.42	1.48		
RDS/GRNDS/SEC	3	.06	.04			.06	.04		
ADMINISTRATIVE	3	.38	.38			.42	.41		
TOTAL OPER EXP	3	5.68	5.70			6.24	6.19		
FIXED EXPENSES									
TOTAL OPER+FIX	3	5.68	5.70			6.24	6.19		
LEASING EXP									
TOTAL PAYROLL	3	2.75	2.77						
TOTAL CONTRACT	3	.06	.03						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	113657	3
AVG SQFT/RETAIL TENANT	6473	3
AVG SQFT/OFFICE WORKER	179	3
AVG % OFFICE OCCUPANCY	97.8	3
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.87	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.82	3
PAYROLL	1.63	3
CONTRACT	.01	3
SUP/MAT/MISC	.14	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	2.05	3
PAYROLL	.69	3
ELEVATOR	.04	3
HVAC	1.25	3
ELECTRICAL	.03	3
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.03	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.38	3
ELECTRICAL	1.30	3
GAS	.01	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	.06	3
RDS/GNDS TOTAL	.06	3
RDS/GNDS PAYRL	.06	3
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.38	3
PAYROLL	.38	3
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.75	3
CLEANING	1.63	3
REPAIR/MAINT	.69	3
RDS/GROUNDS	.06	3
SECURITY		
ADMINISTRATIVE	.38	3
TOTAL CONTRACTS	.06	3
CLEANING	.01	3
REPAIR/MAINT	.04	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Saint Petersburg, FL

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	328,059 SQ. FT.				288,629 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	2	1.34	1.26			1.34	1.26		
REPAIR-MAINT	3	1.93	1.85			1.93	1.85		
UTILITIES	3	.94	1.40			.94	1.40		
RDS/GRNDS/SEC	4	.81	1.07	.36	1.52	.89	1.08	.37	1.53
ADMINISTRATIVE	4	.74	.39	.26	1.84	.84	.39	.28	1.86
TOTAL OPER EXP									
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	3	3.17	6.59						
TOTAL CONTRACT	2	.81	1.31						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	40923	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.85	2
PAYROLL	1.05	2
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.12	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	.85	2
ELECTRICAL	.73	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	2
RDS/GNDS/SEC TOTAL	.47	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.06	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.78	3
PAYROLL	.78	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.02	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	3.17	3
CLEANING		
REPAIR/MAINT	1.05	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.78	3
TOTAL CONTRACTS	.81	2
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Saint Petersburg, FL

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS	555,434 SQ. FT.				555,434 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	2	1.18	1.12			1.18	1.12		
REPAIR-MAINT	2	1.99	1.92			1.99	1.92		
UTILITIES	17	1.91	1.95			1.91	1.95		
RDS/GRNDS/SEC	17	.09	.40			.09	.40		
ADMINISTRATIVE	17	1.83	.42			1.83	.42		
TOTAL OPER EXP	2	5.76	5.57			5.76	5.57		
FIXED EXPENSES									
TOTAL OPER+FIX	2	5.76	5.57			5.76	5.57		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Salt Lake City, UT

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	651,416 SQ. FT.				651,416 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					11.81	11.95		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	11.81	11.95						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	11.81	11.95						
EXPENSE									
CLEANING	3	.74	.68			.74	.68		
REPAIR-MAINT	3	.85	.87			.85	.87		
UTILITIES	3	1.13	1.20			1.13	1.20		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.30	.29			.30	.29		
TOTAL OPER EXP	3	3.04	2.91			3.04	2.91		
FIXED EXPENSES									
TOTAL OPER+FIX	3	3.07	2.99			3.07	2.99		
LEASING EXP	2	1.60	1.94						
TOTAL PAYROLL	3	.86	.53						
TOTAL CONTRACT	3	1.03	.89						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9343	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	284	2
AVG % OFFICE OCCUPANCY	96.1	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.74	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.74	3
PAYROLL	.14	2
CONTRACT	.62	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	.85	3
PAYROLL	.50	2
ELEVATOR	.08	3
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.22	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.13	3
ELECTRICAL	.76	3
GAS	.24	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	3
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.30	3
PAYROLL	.28	3
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.60	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	1.60	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.86	3
CLEANING	.14	2
REPAIR/MAINT	.50	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.28	3
TOTAL CONTRACTS	1.03	3
CLEANING	.62	3
REPAIR/MAINT	.58	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Salt Lake City, UT

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	651,416 SQ. FT.				651,416 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					11.81	11.96		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	11.81	11.95						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	11.81	11.95						
EXPENSE									
CLEANING	3	.74	.68			.74	.68		
REPAIR-MAINT	3	.85	.87			.85	.87		
UTILITIES	3	1.13	1.20			1.13	1.20		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.30	.29			.30	.29		
TOTAL OPER EXP	3	3.04	2.91			3.04	2.91		
FIXED EXPENSES									
TOTAL OPER + FIX	3	3.07	2.98			3.07	2.98		
LEASING EXP	2	1.60	1.94						
TOTAL PAYROLL	3	.66	.53						
TOTAL CONTRACT	3	1.03	.89						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9343	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	284	2
AVG % OFFICE OCCUPANCY	96.1	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.74	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.74	3
PAYROLL	.14	2
CONTRACT	.62	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	.85	3
PAYROLL	.50	2
ELEVATOR	.08	3
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.22	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.13	3
ELECTRICAL	.76	3
GAS	.24	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	3
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.30	3
PAYROLL	.28	3
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.60	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	1.60	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.66	3
CLEANING	.14	2
REPAIR/MAINT	.50	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.28	3
TOTAL CONTRACTS	1.03	3
CLEANING	.62	3
REPAIR/MAINT	.58	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

°1992 BOMA Experience Exchange Report

Tampa, FL

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	299,676 SQ. FT.				237,387 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					13.70	13.71		
RETAIL AREA									
OTHER AREA	2	5.11	5.11						
TOTAL RENT	2	13.63	13.63						
NET PARKING INC	2	.32	.33						
MISCELLANEOUS									
TOTAL INCOME	2	13.95	13.96						
EXPENSE									
CLEANING									
REPAIR-MAINT	3	1.50	1.89			1.50	1.89		
UTILITIES	3	1.66	1.88			1.66	1.88		
RDS/GRNDS/SEC	2	1.04	1.13			1.05	1.14		
ADMINISTRATIVE	2	.95	1.02			.96	1.03		
TOTAL OPER EXP									
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	2	3.96	4.16						
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13188	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	200	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.65	2
AVG NET PRKNG INC/STALL	72.00	2
RENTABLE/GROSS SQFT	.74	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.98	2
PAYROLL	1.98	2
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.66	3
ELECTRICAL	1.53	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	19	2
RDS/GNDS/SEC TOTAL	1.04	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.04	2
SEC PAYROLL	1.04	2
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.95	2
PAYROLL	.95	2
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	3.96	2
CLEANING		
REPAIR/MAINT	1.98	2
RDS/GROUNDS		
SECURITY	1.04	2
ADMINISTRATIVE	.95	2
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

°1992 BOMA Experience Exchange Report

Toledo, OH
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	613,477 SQ. FT.				582,796 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					18.39	13.21		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	18.12	13.06						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	18.58	13.30						
EXPENSE									
CLEANING	3	1.06	1.01			1.06	1.01		
REPAIR-MAINT	3	1.06	1.12			1.07	1.14		
UTILITIES	2	1.97	1.50			1.98	1.50		
RDS/GRNDS/SEC	2	.66	.43			.67	.43		
ADMINISTRATIVE	2	.48	.57			.51	.65		
TOTAL OPER EXP	2	4.96	4.22			5.07	4.27		
FIXED EXPENSES	2	.11	.13			.11	.13		
TOTAL OPER + FIX	2	5.00	4.35			5.18	4.40		
LEASING EXP	2	.64	.34						
TOTAL PAYROLL	2	.79	.70						
TOTAL CONTRACT	2	1.76	1.48						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15824	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	300	3
AVG % OFFICE OCCUPANCY	97.7	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	24.01	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.86	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.86	2	**UTILITIES TOTAL**	1.97	2	SECURITY TOTAL	.64	2	**FIXED EXP TOTAL**	.11	2	**TOTAL PAYROLL**	.79	2
PAYROLL			ELECTRICAL	1.81	2	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT	.75	2	GAS	.12	2	SEC CONTRACTS	.61	2	BUILDING INS	.11	2	REPAIR/MAINT	.55	2
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.10	2	PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.13	2	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL	.55	2	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.76	2
ELEVATOR	.19	2	WATER/SEWER	.04	2	PROF FEES			COMMISSIONS			CLEANING	.75	2
HVAC			**RDS/GNDS/SEC TOTAL**	.66	2	GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.61	2
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP	.26	2												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Washington, DC
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	5,584,430 SQ. FT.				4,957,444 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	14	1.28	1.29	1.09	1.62	1.28	1.29	1.09	1.62
REPAIR-MAINT	14	1.38	1.51	1.14	1.89	1.37	1.51	1.14	1.89
UTILITIES	13	1.59	1.53	1.37	1.81	1.60	1.53	1.37	1.81
RDS/GRNDS/SEC									
ADMINISTRATIVE	14	.62	.45	.40	.70	.70	.51	.44	.79
TOTAL OPER EXP	13	4.90	5.01	4.23	5.86	5.56	5.51	4.71	6.70
FIXED EXPENSES									
TOTAL OPER + FIX	13	4.90	5.01	4.23	5.86	5.56	5.51	4.71	6.70
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	69124	14
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	245	13
AVG % OFFICE OCCUPANCY	99.0	14
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.85	14

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**	1.59	13	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.29	13	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS	.01	3	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM	.32	11	**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP														

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	716,967 SQ. FT.				648,202 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.63	1.40			1.63	1.40		
REPAIR-MAINT	3	1.44	1.23			1.44	1.23		
UTILITIES	3	1.24	1.46			1.24	1.46		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.57	.43			.63	.53		
TOTAL OPER EXP	3	4.88	4.01			5.39	4.81		
FIXED EXPENSES									
TOTAL OPER + FIX	3	4.88	4.01			5.39	4.81		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	58927	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	312	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.75	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.24	3
ELECTRICAL	.99	3
GAS		
FUEL OIL		
PURCH STEAM	.44	2
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,339,865 SQ. FT.				2,134,856 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	1.07	1.13	.88	1.26	1.08	1.13	.88	1.27
REPAIR-MAINT	5	1.44	1.53	1.02	1.72	1.44	1.53	1.03	1.72
UTILITIES	4	1.70	1.67	1.33	2.08	1.70	1.67	1.34	2.08
RDS/GRNDS/SEC									
ADMINISTRATIVE	5	.56	.42	.40	.80	.61	.46	.44	.85
TOTAL OPER EXP	4	4.83	4.85	4.42	5.24	5.36	5.41	4.95	5.75
FIXED EXPENSES									
TOTAL OPER + FIX	4	4.83	4.85	4.42	5.24	5.36	5.41	4.95	5.75
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	133191	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	259	5
AVG % OFFICE OCCUPANCY	99.8	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.83	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.70	4
ELECTRICAL	1.36	4
GAS		
FUEL OIL		
PURCH STEAM	.33	4
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Washington, DC
DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	2,383,502 SQ. FT.				2,024,196 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.29	1.42			1.29	1.42		
REPAIR-MAINT	3	1.21	1.14			1.21	1.14		
UTILITIES	3	1.62	1.56			1.62	1.56		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.71	.62			.83	.67		
TOTAL OPER EXP	3	4.83	5.11			5.69	5.54		
FIXED EXPENSES									
TOTAL OPER + FIX	3	4.83	5.11			5.69	5.54		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	49450	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	218	3
AVG % OFFICE OCCUPANCY	97.7	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.90	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.62**	**3**
ELECTRICAL	1.32	3
GAS		
FUEL OIL		
PURCH STEAM	.30	3
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Canada Analyses

Continued Poor Performance in the Canadian Office Market

W. Ellen Ku and Deidre A. Schexnayder

Canada Private Office Buildings

The owners and managers of private sector Canadian office buildings experienced a dramatic decline in net operating income between 1990 and 1991, based on a control sample survey of 143 properties encompassing 41.3 million square feet of space. These properties, for which income and expense data was reported in both 1990 and 1991, incurred a 6.9 percent decrease, or $.86 (Canadian) per square foot, in estimated average net operating income in 1991, relative to 1990. Adjusted for a 5.6 percent inflation rate, the real loss was 12.1 percent.

As shown in Table 1, the $0.86 decrease per square foot was the result of a $0.40 per square foot increase in average total income, and a $1.26 per square foot increase in average total expenses (total operating, fixed and leasing expenses). The substantial jump in total expenses (11.2 percent) was mainly caused by a 64.9 percent increase in leasing expenses.

All three major operating expenses, cleaning, repairs/maintenance, and utilities, increased in the Canadian private sector office buildings in 1991. Among them, utilities rose by 6.3 percent or $0.10 per square foot, followed by 4.1 percent or $0.06 per square foot increase in repairs/maintenance. Cleaning expenses, which had a 5.3 percent increase in 1990, experienced a modest increase of 0.9 percent, or $0.01 per square foot, in 1991. After encountering a sizable increase in two consecutive years (6.3 percent in 1989, 9.9 percent in 1990), average administrative expenses rose by 1.1 percent in 1991. Roads, grounds and security also increased by 7.0 percent, in contrast with a 2.4 percent decline a year ago.

Between 1990 and 1991, the control sample buildings reported an $0.23 per square foot increase in fixed expenses, or 5.2 percent. Considering the traditional trend of a ten percent increase in fixed expenses (9.9 percent increase in 1989 and 13.3 percent increase in 1990), the rate at which fixed expenses increase has come down a lot this year.

Figure 1 illustrates the ratio of expenses by category to the total for all Canada private sector respondents. The leading source of expense for Canadian office properties continues to be fixed expenses (42 percent), followed by utilities (17 percent), repairs/maintenance (15 percent), and cleaning (11 percent). While the percent proportions for repairs/maintenance and cleaning remain unchanged, both fixed expenses and utilities dropped one percent, and administrative expenses and roads/grounds/security increased by one percent. In contrast with property managers' experience in the United States, Canadian property owners pay substantially more in property taxes, the major component of fixed expenses; a ratio of 33 percent in the U.S. and 42 percent in Canada.

INCOME EXPENSE COMPARISONS: 1990-1991
CANADA PRIVATE SECTOR

2-Year Control Sample
143 Buildings, 41.3 million sq. ft.
Canada Dollars per sq. ft.

	MEDIANS[1]			AVERAGES[1]		
	1990	1991	%Change	1990	1991	%Change
INCOME						
Office	16.91	17.98	6.3	22.37	22.64	1.2
Retail	22.88	24.73	8.1	24.17	26.70	10.5
Total Rent	17.99	18.56	3.2	22.86	23.21	1.5
Total Income	18.54	19.05	2.8	23.69	24.09	1.7
EXPENSES						
Cleaning	1.00	1.00	0.0	1.09	1.10	.9
Repairs/Maintenance	1.28	1.32	3.1	1.46	1.52	4.1
Utilities	1.58	1.64	3.8	1.58	1.68	6.3
Roads/Grounds/Security	.29	.33	13.8	.43	.46	7.0
Administrative	.80	.86	7.5	.94	.95	1.1
Total Operating Expenses	5.31	5.60	5.5	5.52	5.72	3.6
Fixed Expenses	2.78	3.02	8.6	4.46	4.69	5.2
Total Expenses (Operating + Fixed)	8.23	8.75	6.3	9.94	10.40	4.6
Leasing	1.27	1.27	0.0	1.68	2.77	64.9
Total Expenses + Leasing[2]				11.21	12.47	11.2
Net Operating Income (NOI)[3]				12.48	11.62	(6.9)
NOI Adjusted for Inflation (5.6%)					10.97	(12.1)

[1] Each line item is calculated on the basis of non-zero responses for that item; hence, total items may not agree with column totals
[2] Total Operating and Fixed plus Leasing Expenses on a weighted average basis, calculated from column entries
[3] Total Income less Total Expenses and Leasing, calculated from column entries; it is not reported by respondents

Table 1

The year-to-year comparison of office occupancy rates in both the two-year and five-year control samples of properties (Table 2) reveal that the office occupancy rate declined from 1990 to 1991. In the two-year control sample, the office occupancy rate dropped from 91.7 percent to 88.5 percent. The occupancy rate in the five-year control sample dropped from 95.0 percent in 1987, to 93.0 percent in 1990 and then to 88.9 percent in 1991.

An examination of the five year control sample of private sector Canadian properties in Tables 4 and 5 indicated that estimated net operating income decreased by 1.07 percent in nominal dollars, or by 6.58 percent in real dollars in 1991. Real income dropped 4.36 percent from 1990, along with a 1.44 percent increase in real total expenses. Overall, the net operating income dropped 5.17 percent for the past five years. Fixed expenses, primarily real estate taxes, rose 3.08 percent during the five-year period. Even though fixed expenses dropped 2.05 percent from 1990 to 1991, the Canadian properties still paid 8.5 percent more in fixed expenses than U.S. properties.

All of the results reported here must be regarded cautiously because of the small sample size. Whereas data covering 201 private office buildings in Canada were received this year, reports for only 143 of these properties were received in 1990 and only 41 buildings were received in five consecutive years. Furthermore, arithmetic by columns reveals some inconsistencies because each line item is reported and analyzed separately. Finally, as the Overview article presented at the front of the book points out, analysis of net operating income from control samples, as these are constructed, tend to be biased downwards, that is, to imply less favorable results than those actually achieved by the typical property owner or manager.

Canada Government Office Buildings

The analysis of Canadian government office buildings reporting to the Experience Exchange Report this year suggests that increases in total operating expenses was 5.0 percent, adjusted for inflation. Again, the three major components of expense, cleaning, repairs/maintenance, and utilities, all experienced significant increases in expenses above the rate of inflation in 1991 (5.6 percent) if average costs are examined. Average cleaning costs rose by 14.7 percent, from $.95 to $1.09 per square foot. Average repairs and maintenance expenses rose by 9.4 percent, from $2.13 to $2.33 per square foot, and utilities increased by 7.7 percent, from $1.94 to $2.09 per square foot. In contrast with a decline of 26.0 percent in 1990, the average administrative expenses rose by 27.8 percent this year. On the other hand, roads/grounds and security expenses dropped 33.3 percent or $.15 per square foot. As a result, reported total operating expenses rose by 11.2 percent, or $.63 per square foot.

These results are based on a sample size of 325 buildings containing 313 million square feet of space. Although the survey sample size expanded from 95 buildings to 325 buildings, the statistical results should be considered with due caution.

Occupancy Conditions		(Percent of Rentable Space) **1987**	**1988**	**1989**	**1990**	**1991**
2-year Control Samples, Canada Private Sector (143 Bldgs: 41.3 million sq. ft.)						
	Office				91.7	88.5
	Retail				88.6	88.4
5-year Control Samples, Canada Private Sector (41 Bldgs: 12.1 million sq. ft.)						
	Office	95.0	96.2	94.5	93.0	88.9
	Retail	93.6	93.7	92.9	94.1	93.9
All Buildings Reporting, Canada Private Sector (201 Bldgs: 51.0 million sq. ft.)						
	Office					90.0
	Retail					88.2

Table 2

Expense Comparisons: 1990-1991
Canada Government Buildings

2-Year Control Sample
325 Buildings: 31.3 million sq. ft.
Canada Dollars per sq. ft.

	Medians			Averages		
	1990	**1991**	**%Change**	**1990**	**1991**	**%Change**
EXPENSES						
Cleaning	.95	1.01	6.3	.95	1.09	14.7
Repairs/Maintenance	2.02	2.26	11.9	2.13	2.33	9.4
Utilities	1.53	1.79	17.0	1.94	2.09	7.7
Roads/Grounds/Security	.27	.19	(29.6)	.45	.30	(33.3)
Administrative	.52	.60	15.4	.54	.69	27.8
Total Operating	5.43	6.07	11.8	5.62	6.25	11.2
Total Adjusted for Inflation (5.6%)					5.90	5.0

Table 3

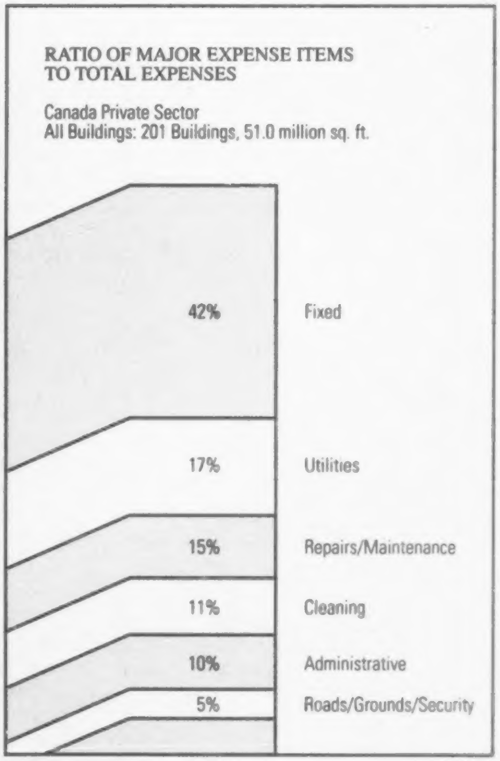

Figure 1

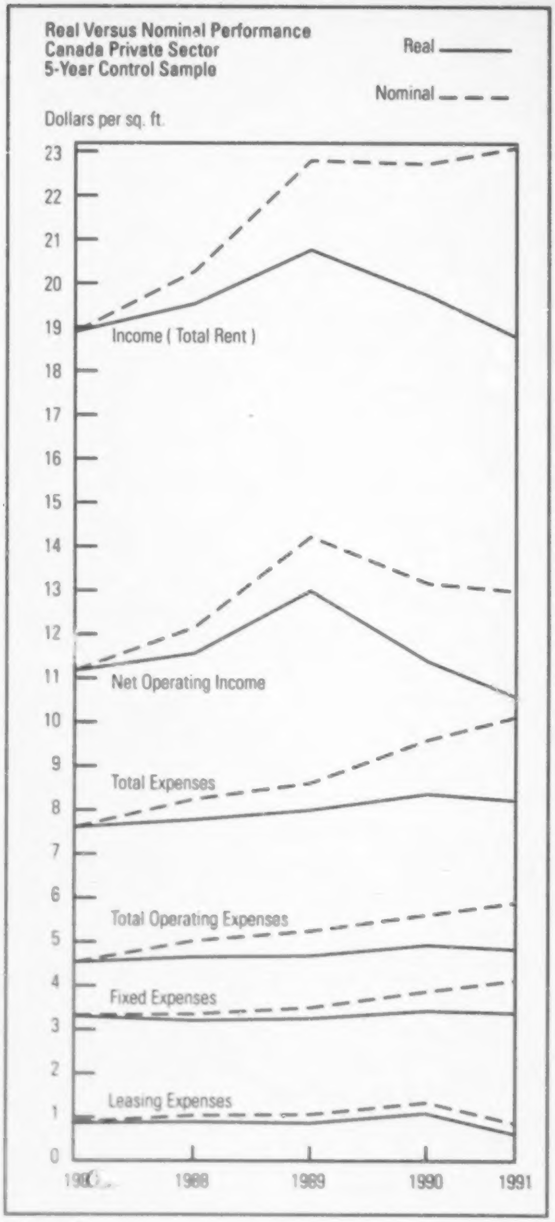

Figure 2

Comparison of Average Income and Expenses Canada Private Sector

5-Year Control Sample
41 Buildings: 12.1 million sq. ft.
Nominal Canada Dollars per sq. ft.

	1987	1988	1989	1990	1991	Difference 1987-1991
Income (Total Rent)	18.97	20.33	22.92	22.73	23.02	
% Difference		7.17%	12.74%	-.83%	1.28%	21.35%
Total Operating Expenses	4.50	4.94	5.21	5.67	5.94	
% Difference		9.78%	5.47%	8.83%	4.76%	32.00%
Fixed Expenses	3.25	3.26	3.46	3.94	4.09	
% Difference		.31%	6.13%	13.87%	3.81%	25.85%
Leasing Expenses	.95	1.02	1.06	1.25	.96	
% Difference		7.37%	3.92%	17.92%	-23.20%	1.05%
Total Expenses	7.75	8.20	8.71	9.60	10.03	
% Difference		5.81%	6.22%	10.22%	4.48%	29.42%
Net Operating Income	11.22	12.13	14.21	13.13	12.99	
% Difference		8.11%	17.15%	-7.60%	-1.07%	15.78%

Table 4

Comparison of Average Income and Expenses Canada Private Sector

5-Year Control Sample
41 Buildings: 12.1 million sq. ft.
Real 1987 Canada dollars per sq. ft.
(Adjusted for annual change in CPI)

	1987	1988	1989	1990	1991	Difference 1987-1991
Income (Total Rent)	18.97	19.50	20.88	19.71	18.85	
% Difference		2.79%	7.08%	-5.60%	-4.36%	-.63%
Total Operating Expenses	4.50	4.74	4.75	4.92	4.86	
% Difference		5.33%	.21%	3.58%	-1.22%	8.00%
Fixed Expenses	3.25	3.13	3.15	3.42	3.35	
% Difference		-3.69%	.64%	8.57%	-2.05%	3.08%
Leasing Expenses	.95	.98	.97	1.08	.79	
% Difference		3.16%	-1.02%	11.34%	-26.85%	-16.84%
Total Expenses	7.75	7.86	7.94	8.33	8.21	
% Difference		1.42%	1.02%	4.91%	-1.44%	5.94%
Net Operating Income	11.22	11.63	12.95	11.39	10.64	
% Difference		3.65%	11.35%	-12.05%	-6.58%	-5.17%
CPI		4.1%	5.0%	4.8%	5.6%	

Table 5

Canada Private Sector: Special Studies

All Buildings—1991
2-Year Comparison of Identical Buildings
5-Year Comparison of Identical Buildings
Agency Managed Buildings
All-Electric Buildings
Single Purpose Buildings

All Buildings–1991

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	201 BLDS	51,043,494 SQ. FT.				46,566,138 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	176					21.75	18.42	13.56	25.49
RETAIL AREA	115	23.70	20.83	12.96	30.26				
OTHER AREA	43	12.16	5.12	2.13	8.49				
TOTAL RENT	181	22.03	17.81	12.83	25.09				
NET PARKING INC	148	.67	.59	.30	.90				
MISCELLANEOUS	124	.35	.12	.34	.30				
TOTAL INCOME	181	22.87	18.82	13.26	25.93				
EXPENSE									
CLEANING	192	1.10	1.01	.83	1.28	1.14	1.05	.67	1.32
REPAIR-MAINT	200	1.54	1.34	1.00	1.80	1.63	1.41	1.10	1.87
UTILITIES	191	1.71	1.66	1.34	2.01	1.73	1.68	1.35	2.09
RDS/GRNDS/SEC	192	.51	.39	.25	.66	.56	.41	.26	.75
ADMINISTRATIVE	198	.97	.88	.58	1.31	1.08	.97	.59	1.39
TOTAL OPER EXP	190	5.82	5.56	4.46	6.68	6.39	5.91	4.94	7.21
FIXED EXPENSES	196	4.12	3.08	2.26	4.63	4.52	3.32	2.37	4.79
TOTAL OPER + FIX	185	9.96	9.00	7.22	11.25	10.93	9.67	7.82	11.84
LEASING EXP	138	1.82	.81	.26	2.18				
TOTAL PAYROLL	187	.96	.71	.42	.98				
TOTAL CONTRACT	198	1.47	1.33	.97	1.85				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12340	192
AVG SQFT/RETAIL TENANT	2209	129
AVG SQFT/OFFICE WORKER	251	138
AVG % OFFICE OCCUPANCY	90.0	197
AVG % RETAIL OCCUPANCY	88.2	134
AVG $ RATE YR-END RENT	22.95	155
AVG NET PRKNG INC/STALL	930.53	133
RENTABLE/GROSS SQFT	.95	140

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.10**	**186**
PAYROLL	.38	57
CONTRACT	.87	185
SUP/MAT/MISC	.08	149
TRASH REMOVAL	.07	169
REPR/MAINT TOTAL	**1.54**	**195**
PAYROLL	.52	163
ELEVATOR	.24	183
HVAC	.30	194
ELECTRICAL	.10	184
STRUCT/ROOF	.13	108
PLUMBING	.05	164
FIRE/LIFE SFTY	.03	120
OTHER MAINT/SUP	.34	184

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.72**	**186**
ELECTRICAL	1.45	184
GAS	.19	145
FUEL OIL	.08	25
PURCH STEAM	.31	13
PURCH CH WTR		
COAL		
WATER/SEWER	.11	154
RDS/GNDS/SEC TOTAL	**.51**	**190**
RDS/GNDS TOTAL	.10	141
RDS/GNDS PAYRL	.11	22
RDS/GNDS CONTR	.06	115
RDS/GNDS OTHER	.08	76

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.45	179
SEC PAYROLL	.26	64
SEC CONTRACTS	.36	153
SEC OTHER	.07	73
ADMIN TOTAL	**.96**	**190**
PAYROLL	.29	136
MGMT FEES	.69	142
PROF FEES	.07	127
GEN OFC EXP	.18	161
OTHER ADM EXP	.08	108

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.18**	**193**
REAL ESTATE TAX	3.92	193
BUILDING INS	.09	190
PERS PROP TAX	.36	8
OTHER TAX	.39	71
LEASING EXPENSES	**1.82**	**138**
ADV/PROMOTION	.06	87
COMMISSIONS	.05	39
PROF FEES	.44	83
TENANT ALTS	1.56	97
BUY-OUTS	.45	9
OTHER LEASING	.57	67

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.96**	**187**
CLEANING	.38	57
REPAIR/MAINT	.52	163
RDS/GROUNDS	.11	22
SECURITY	.26	64
ADMINISTRATIVE	.29	136
TOTAL CONTRACTS	**1.47**	**198**
CLEANING	.87	185
REPAIR/MAINT	.56	94
RDS/GROUNDS	.06	115
SECURITY	.36	153
ADMINISTRATIVE	.60	187

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Comparison of Identical Buildings (2 Year)

1990

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	143 BLDS	41,219,714 SQ. FT.				37,274,865 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	122					22.37	16.91	12.59	24.65
RETAIL AREA	84	24.17	22.88	14.67	34.72				
OTHER AREA	24	7.33	11.58	5.53	11.58				
TOTAL RENT	130	22.86	17.99	13.28	24.68				
NET PARKING INC	96	.75	.75	.32	.98				
MISCELLANEOUS	104	.28	.11	.02	.20				
TOTAL INCOME	130	23.69	18.54	13.71	25.78				
EXPENSE									
CLEANING	140	1.09	1.00	.81	1.20	1.14	1.07	.84	1.36
REPAIR-MAINT	143	1.46	1.29	1.05	1.54	1.56	1.43	1.15	1.75
UTILITIES	142	1.58	1.58	1.15	1.89	1.60	1.56	1.26	1.95
RDS/GRNDS/SEC	136	.43	.29	.14	.56	.48	.32	.20	.61
ADMINISTRATIVE	140	.94	.80	.59	1.26	1.04	.87	.65	1.44
TOTAL OPER EXP	139	5.52	5.31	4.30	5.86	6.12	5.74	4.52	7.07
FIXED EXPENSES	141	4.46	2.78	2.09	4.72	4.93	3.10	2.20	6.18
TOTAL OPER+FIX	138	9.94	8.23	6.87	10.92	11.02	9.38	7.20	13.16
LEASING EXP	104	1.68	1.27	.30	2.38				
TOTAL PAYROLL	133	.92	.79	.44	1.00				
TOTAL CONTRACT	139	1.29	1.13	.85	1.45				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12238	140
AVG SQFT/RETAIL TENANT	2281	102
AVG SQFT/OFFICE WORKER	169	87
AVG % OFFICE OCCUPANCY	91.7	142
AVG % RETAIL OCCUPANCY	88.6	102
AVG $ RATE YR-END RENT	26.08	122
AVG NET PRKNG INC/STALL	1055.62	63
RENTABLE/GROSS SQFT	.89	93

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.10	135
PAYROLL	.53	47
CONTRACT	.75	133
SUP/MAT/MISC	.10	120
TRASH REMOVAL	.07	118
REPR/MAINT TOTAL	1.48	139
PAYROLL	.42	122
ELEVATOR	.23	135
HVAC	.31	129
ELECTRICAL	.18	128
STRUCT/ROOF	.11	63
PLUMBING	.06	111
FIRE/LIFE SFTY	.03	80
OTHER MAINT/SUP	.34	129

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.57	138
ELECTRICAL	1.32	138
GAS	.17	99
FUEL OIL	.08	15
PURCH STEAM	.19	19
PURCH CH WTR	.01	5
COAL		
WATER/SEWER	.10	121
RDS/GNDS/SEC TOTAL	.43	134
RDS/GNDS TOTAL	.08	93
RDS/GNDS PAYRL	.08	24
RDS/GNDS CONTR	.04	63
RDS/GNDS OTHER	.06	42

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	130
SEC PAYROLL	.25	47
SEC CONTRACTS	.30	108
SEC OTHER	.08	44
ADMIN TOTAL	.94	133
PAYROLL	.24	98
MGMT FEES	.65	98
PROF FEES	.05	108
GEN OFC EXP	.28	100
OTHER ADM EXP	.12	87

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.52	138
REAL ESTATE TAX	4.26	138
BUILDING INS	.09	137
PERS PROP TAX		
OTHER TAX	.52	38
LEASING EXPENSES	1.68	104
ADV/PROMOTION	.04	61
COMMISSIONS	.05	26
PROF FEES	.29	63
TENANT ALTS	1.33	79
BUY-OUTS	.51	5
OTHER LEASING	.59	45

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.92	133
CLEANING	.53	47
REPAIR/MAINT	.42	122
RDS/GROUNDS	.08	24
SECURITY	.25	47
ADMINISTRATIVE	.24	98
TOTAL CONTRACTS	1.29	139
CLEANING	.75	133
REPAIR/MAINT	.70	56
RDS/GROUNDS	.04	63
SECURITY	.30	108
ADMINISTRATIVE	.53	120

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

1991

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	143 BLDS	41,299,393 SQ. FT.				37,501,298 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	130					22.64	17.98	13.54	28.00
RETAIL AREA	96	26.70	24.73	14.80	37.33				
OTHER AREA	36	12.89	6.31	3.27	11.76				
TOTAL RENT	133	23.21	18.56	12.74	28.78				
NET PARKING INC	108	.72	.73	.32	.98				
MISCELLANEOUS	91	.33	.13	.04	.34				
TOTAL INCOME	133	24.09	19.05	13.32	30.09				
EXPENSE									
CLEANING	142	1.10	1.00	.83	1.35	1.15	1.05	.87	1.40
REPAIR-MAINT	142	1.52	1.32	1.09	1.64	1.62	1.44	1.14	1.76
UTILITIES	142	1.68	1.64	1.27	1.94	1.71	1.66	1.30	2.03
RDS/GRNDS/SEC	138	.48	.33	.25	.59	.51	.39	.25	.62
ADMINISTRATIVE	142	.95	.86	.60	1.29	1.05	.96	.64	1.39
TOTAL OPER EXP	140	5.72	5.60	4.41	6.38	6.30	5.93	4.85	7.17
FIXED EXPENSES	142	4.69	3.02	2.21	5.20	5.17	3.24	2.36	5.75
TOTAL OPER+FIX	139	10.40	8.75	6.93	11.77	11.47	9.46	7.55	13.71
LEASING EXP	104	2.77	1.27	.25	2.28				
TOTAL PAYROLL	136	.95	.75	.49	1.05				
TOTAL CONTRACT	141	1.48	1.28	.98	1.74				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12075	137
AVG SQFT/RETAIL TENANT	2227	98
AVG SQFT/OFFICE WORKER	248	70
AVG % OFFICE OCCUPANCY	88.5	139
AVG % RETAIL OCCUPANCY	88.4	98
AVG $ RATE YR-END RENT	24.28	120
AVG NET PRKNG INC/STALL	999.44	96
RENTABLE/GROSS SQFT	.86	102

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.10	140
PAYROLL	.49	49
CONTRACT	.77	140
SUP/MAT/MISC	.09	122
TRASH REMOVAL	.08	126
REPR/MAINT TOTAL	1.53	139
PAYROLL	.46	126
ELEVATOR	.24	136
HVAC	.32	138
ELECTRICAL	.08	121
STRUCT/ROOF	.14	72
PLUMBING	.04	112
FIRE/LIFE SFTY	.03	84
OTHER MAINT/SUP	.36	125

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.70	140
ELECTRICAL	1.41	138
GAS	.18	102
FUEL OIL	.10	23
PURCH STEAM	.25	20
PURCH CH WTR		
COAL		
WATER/SEWER	.12	122
RDS/GNDS/SEC TOTAL	.46	134
RDS/GNDS TOTAL	.07	96
RDS/GNDS PAYRL	.10	12
RDS/GNDS CONTR	.05	84
RDS/GNDS OTHER	.06	39

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.42	132
SEC PAYROLL	.27	50
SEC CONTRACTS	.33	111
SEC OTHER	.07	56
ADMIN TOTAL	.95	135
PAYROLL	.25	101
MGMT FEES	.65	100
PROF FEES	.06	107
GEN OFC EXP	.22	110
OTHER ADM EXP	.10	90

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.76	140
REAL ESTATE TAX	4.48	140
BUILDING INS	.10	137
PERS PROP TAX	.01	5
OTHER TAX	.35	54
LEASING EXPENSES	2.77	104
ADV/PROMOTION	.05	59
COMMISSIONS	.04	26
PROF FEES	.86	71
TENANT ALTS	1.55	68
BUY-OUTS	.31	5
OTHER LEASING	1.81	54

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.95	136
CLEANING	.49	49
REPAIR/MAINT	.46	126
RDS/GROUNDS	.10	12
SECURITY	.27	50
ADMINISTRATIVE	.25	101
TOTAL CONTRACTS	1.48	141
CLEANING	.77	140
REPAIR/MAINT	.71	82
RDS/GROUNDS	.05	84
SECURITY	.33	111
ADMINISTRATIVE	.58	120

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Comparison of Identical Buildings (5 Year)

1987

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	41 BLDS	11,819,641 SQ. FT.				10,790,007 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	38					19.03	14.74	11.18	18.19
RETAIL AREA	32	18.76	14.30	9.51	22.98				
OTHER AREA	14	8.86	4.58	3.90	7.83				
TOTAL RENT	40	18.97	15.71	11.12	18.17				
NET PARKING INC									
MISCELLANEOUS	32	.51	.08	.01	.20				
TOTAL INCOME	40	19.41	16.09	11.70	18.16				
EXPENSE									
CLEANING	41	.92	.77	.68	.98	.97	.85	.71	1.08
REPAIR-MAINT	41	1.14	1.16	.83	1.44	1.18	1.25	.86	1.53
UTILITIES	41	1.46	1.39	1.16	1.68	1.51	1.48	1.21	1.73
RDS/GRNDS/SEC	38	.36	.31	.24	.43	.39	.35	.25	.46
ADMINISTRATIVE	40	.65	.59	.42	.82	.72	.65	.46	.90
TOTAL OPER EXP	41	4.50	4.52	3.83	5.04	4.93	4.85	4.13	5.64
FIXED EXPENSES	41	3.25	2.41	1.83	3.35	3.56	2.59	1.94	3.68
TOTAL OPER+FIX	41	7.75	7.05	5.62	8.59	8.49	7.57	6.14	9.36
LEASING EXP	22	.95	.69	.21	1.21				
TOTAL PAYROLL	39	.72	.72	.34	.83				
TOTAL CONTRACT	39	1.68	1.65	.99	2.15				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13143	39
AVG SQFT/RETAIL TENANT	2192	28
AVG SQFT/OFFICE WORKER	221	21
AVG % OFFICE OCCUPANCY	95.0	41
AVG % RETAIL OCCUPANCY	93.5	30
AVG $ RATE YR-END RENT	18.22	30
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	39

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.93	39
PAYROLL	.37	7
CONTRACT	.82	38
SUP/MAT/MISC	.05	33
TRASH REMOVAL	.04	29
REPR/MAINT TOTAL	1.17	39
PAYROLL	.46	35
ELEVATOR	.19	39
HVAC	.20	39
ELECTRICAL	.05	33
STRUCT/ROOF	.09	21
PLUMBING	.03	34
FIRE/LIFE SFTY	.03	14
OTHER MAINT/SUP	.26	37

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.47	38
ELECTRICAL	1.24	39
GAS	.16	29
FUEL OIL	.05	4
PURCH STEAM	.22	3
PURCH CH WTR		
COAL		
WATER/SEWER	.09	32
RDS/GNDS/SEC TOTAL	.35	36
RDS/GNDS TOTAL	.05	26
RDS/GNDS PAYRL	.09	3
RDS/GNDS CONTR	.04	20
RDS/GNDS OTHER	.03	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.32	34
SEC PAYROLL	.20	13
SEC CONTRACTS	.23	29
SEC OTHER	.05	12
ADMIN TOTAL	.67	38
PAYROLL	.17	24
MGMT FEES	.56	30
PROF FEES	.03	33
GEN OFC EXP	.08	26
OTHER ADM EXP	.12	29

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.30	39
REAL ESTATE TAX	3.17	39
BUILDING INS	.10	39
PERS PROP TAX	.29	2
OTHER TAX	.11	13
LEASING EXPENSES	.95	22
ADV/PROMOTION	.03	13
COMMISSIONS		
PROF FEES	.21	21
TENANT ALTS	1.13	17
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.72	39
CLEANING	.37	7
REPAIR/MAINT	.46	35
RDS/GROUNDS	.09	3
SECURITY	.20	13
ADMINISTRATIVE	.17	24
TOTAL CONTRACTS	1.68	39
CLEANING	.82	38
REPAIR/MAINT	.37	39
RDS/GROUNDS	.04	20
SECURITY	.23	29
ADMINISTRATIVE	.40	37

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

1988

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	41 BLDS	11,909,223 SQ. FT.				10,826,171 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	38					20.64	16.57	12.80	19.33
RETAIL AREA	31	22.19	19.61	13.68	26.33				
OTHER AREA	18	9.66	4.89	2.35	7.33				
TOTAL RENT	39	20.33	16.47	12.19	20.03				
NET PARKING INC									
MISCELLANEOUS	32	.45	.06	.02	.29				
TOTAL INCOME	39	20.72	17.02	12.31	20.30				
EXPENSE									
CLEANING	41	.91	.87	.70	1.18	.96	.93	.74	1.20
REPAIR-MAINT	41	1.32	1.20	.92	1.69	1.36	1.25	.98	1.74
UTILITIES	41	1.56	1.49	1.25	1.80	1.59	1.56	1.28	1.87
RDS/GRNDS/SEC	37	.39	.37	.23	.50	.43	.43	.25	.53
ADMINISTRATIVE	40	.79	.67	.47	1.08	.88	.75	.51	1.22
TOTAL OPER EXP	41	4.94	4.81	4.10	5.43	5.43	5.34	4.46	6.27
FIXED EXPENSES	41	3.26	2.34	1.92	3.40	3.59	2.73	2.06	3.80
TOTAL OPER+FIX	41	8.20	7.05	6.04	9.44	9.02	7.93	6.57	10.29
LEASING EXP	25	1.02	.62	.18	1.60				
TOTAL PAYROLL	39	.79	.72	.44	.94				
TOTAL CONTRACT	39	.94	.87	.69	1.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13871	41
AVG SQFT/RETAIL TENANT	2152	32
AVG SQFT/OFFICE WORKER	222	20
AVG % OFFICE OCCUPANCY	96.2	41
AVG % RETAIL OCCUPANCY	93.7	32
AVG $ RATE YR-END RENT	18.37	30
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	39

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.90	40
PAYROLL	.35	10
CONTRACT	.79	39
SUP/MAT/MISC	.05	34
TRASH REMOVAL	.04	32
REPR/MAINT TOTAL	1.33	40
PAYROLL	.44	37
ELEVATOR	.21	40
HVAC	.29	40
ELECTRICAL	.07	36
STRUCT/ROOF	.08	20
PLUMBING	.03	36
FIRE/LIFE SFTY	.02	14
OTHER MAINT/SUP	.31	39

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.55	40
ELECTRICAL	1.31	40
GAS	.16	30
FUEL OIL	.06	4
PURCH STEAM	.26	3
PURCH CH WTR		
COAL		
WATER/SEWER	.09	35
RDS/GNDS/SEC TOTAL	.39	36
RDS/GNDS TOTAL	.07	22
RDS/GNDS PAYRL	.24	3
RDS/GNDS CONTR	.04	19
RDS/GNDS OTHER	.04	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	32
SEC PAYROLL	.23	20
SEC CONTRACTS	.26	25
SEC OTHER	.04	17
ADMIN TOTAL	.81	39
PAYROLL	.19	31
MGMT FEES	.63	28
PROF FEES	.04	36
GEN OFC EXP	.21	33
OTHER ADM EXP	.10	25

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.23	40
REAL ESTATE TAX	3.12	40
BUILDING INS	.08	40
PERS PROP TAX	.17	2
OTHER TAX	.10	13
LEASING EXPENSES	1.02	25
ADV/PROMOTION	.03	21
COMMISSIONS	.16	6
PROF FEES	.27	16
TENANT ALTS	1.24	17
BUY-OUTS		
OTHER LEASING	.36	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.79	39
CLEANING	.35	10
REPAIR/MAINT	.44	37
RDS/GROUNDS	.24	3
SECURITY	.23	20
ADMINISTRATIVE	.19	31
TOTAL CONTRACTS	.94	39
CLEANING	.79	39
REPAIR/MAINT	.82	40
RDS/GROUNDS	.04	19
SECURITY	.26	25
ADMINISTRATIVE	.41	39

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Comparison of Identical Buildings (5 Year)

1989

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	41 BLDS	11,988,092 SQ. FT.				10,710,547 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	39					22.92	17.26	12.72	22.24
RETAIL AREA	31	23.96	21.66	13.96	30.01				
OTHER AREA	15	5.51	5.30	3.95	7.91				
TOTAL RENT	39	22.18	17.39	12.58	21.89				
NET PARKING INC									
MISCELLANEOUS	32	.28	.08	.02	.14				
TOTAL INCOME	39	22.44	17.47	13.05	21.93				
EXPENSE									
CLEANING	40	.98	.91	.76	1.16	1.03	.97	.84	1.24
REPAIR-MAINT	41	1.40	1.48	1.07	1.64	1.45	1.47	1.10	1.75
UTILITIES	41	1.63	1.61	1.29	1.94	1.67	1.71	1.40	1.99
RDS/GRNDS/SEC	37	.45	.43	.29	.55	.51	.50	.30	.64
ADMINISTRATIVE	40	.81	.73	.48	1.15	.91	.81	.51	1.25
TOTAL OPER EXP	40	5.21	5.00	4.43	5.79	5.84	5.60	4.66	6.69
FIXED EXPENSES	41	3.46	2.49	2.02	3.71	3.87	2.86	2.10	3.83
TOTAL OPER+FIX	40	8.71	7.66	6.41	9.82	9.75	8.49	6.91	10.70
LEASING EXP	25	1.06	.53	.24	1.25				
TOTAL PAYROLL	39	.80	.72	.32	.99				
TOTAL CONTRACT	39	1.06	.92	.77	1.31				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13906	41
AVG SQFT/RETAIL TENANT	1966	32
AVG SQFT/OFFICE WORKER	214	21
AVG % OFFICE OCCUPANCY	94.5	41
AVG % RETAIL OCCUPANCY	92.9	32
AVG $ RATE YR-END RENT	19.16	29
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	39

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.99	39
PAYROLL	.29	10
CONTRACT	.87	38
SUP/MAT/MISC	.06	32
TRASH REMOVAL	.05	32
REPR/MAINT TOTAL	1.39	40
PAYROLL	.47	36
ELEVATOR	.22	40
HVAC	.32	40
ELECTRICAL	.07	36
STRUCT/ROOF	.04	23
PLUMBING	.03	36
FIRE/LIFE SFTY	.02	14
OTHER MAINT/SUP	.31	39

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.64	40
ELECTRICAL	1.38	40
GAS	.17	30
FUEL OIL	.21	6
PURCH STEAM	.15	4
PURCH CH WTR		
COAL		
WATER/SEWER	.11	34
RDS/GNDS/SEC TOTAL	.45	36
RDS/GNDS TOTAL	.08	25
RDS/GNDS PAYRL	.17	5
RDS/GNDS CONTR	.04	22
RDS/GNDS OTHER	.03	12

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.41	35
SEC PAYROLL	.26	18
SEC CONTRACTS	.31	27
SEC OTHER	.07	15
ADMIN TOTAL	.81	39
PAYROLL	.19	30
MGMT FEES	.68	29
PROF FEES	.06	32
GEN OFC EXP	.19	31
OTHER ADM EXP	.06	24

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.50	40
REAL ESTATE TAX	3.39	40
BUILDING INS	.08	30
PERS PROP TAX		
OTHER TAX	.08	14
LEASING EXPENSES	1.06	25
ADV/PROMOTION	.06	19
COMMISSIONS	.07	6
PROF FEES	.22	21
TENANT ALTS	.81	18
BUY-OUTS		
OTHER LEASING	1.41	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.80	39
CLEANING	.29	10
REPAIR/MAINT	.47	36
RDS/GROUNDS	.17	5
SECURITY	.26	18
ADMINISTRATIVE	.19	30
TOTAL CONTRACTS	1.06	39
CLEANING	.87	38
REPAIR/MAINT	.66	40
RDS/GROUNDS	.04	22
SECURITY	.31	27
ADMINISTRATIVE	.52	37

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

1990

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	41 BLDS	12,042,882 SQ. FT.				10,690,644 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	35					21.17	17.98	12.31	21.00
RETAIL AREA	28	21.56	20.13	13.27	26.35				
OTHER AREA	6	7.41	5.18	4.43	8.85				
TOTAL RENT	37	22.73	18.17	12.26	22.97				
NET PARKING INC	28	.59	.51	.22	.94				
MISCELLANEOUS	33	.35	.05	.02	.15				
TOTAL INCOME	37	23.53	18.90	12.87	23.22				
EXPENSE									
CLEANING	40	1.03	.95	.80	1.19	1.07	1.02	.85	1.20
REPAIR-MAINT	41	1.46	1.35	1.10	1.59	1.57	1.45	1.16	1.77
UTILITIES	41	1.76	1.76	1.38	2.06	1.77	1.80	1.38	2.07
RDS/GRNDS/SEC	37	.49	.48	.26	.60	.56	.50	.27	.70
ADMINISTRATIVE	39	.95	.80	.66	1.16	1.08	.90	.76	1.25
TOTAL OPER EXP	40	5.67	5.46	4.29	6.36	6.39	6.07	4.87	7.23
FIXED EXPENSES	40	3.94	2.65	2.08	4.31	4.43	2.91	2.20	4.67
TOTAL OPER+FIX	40	9.60	8.20	6.61	10.56	10.82	8.85	7.14	11.70
LEASING EXP	25	1.25	.53	.12	2.39				
TOTAL PAYROLL	39	.86	.80	.43	1.02				
TOTAL CONTRACT	39	1.27	1.10	.85	1.51				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13893	41
AVG SQFT/RETAIL TENANT	2070	33
AVG SQFT/OFFICE WORKER	215	20
AVG % OFFICE OCCUPANCY	93.0	41
AVG % RETAIL OCCUPANCY	94.1	33
AVG $ RATE YR-END RENT	22.72	33
AVG NET PRKNG INC/STALL	1202.75	13
RENTABLE/GROSS SQFT	.89	40

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.04	38
PAYROLL	.31	6
CONTRACT	.92	37
SUP/MAT/MISC	.06	33
TRASH REMOVAL	.06	30
REPR/MAINT TOTAL	1.46	41
PAYROLL	.48	36
ELEVATOR	.25	41
HVAC	.35	41
ELECTRICAL	.06	37
STRUCT/ROOF	.06	20
PLUMBING	.04	35
FIRE/LIFE SFTY	.03	12
OTHER MAINT/SUP	.33	38

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.75	40
ELECTRICAL	1.48	40
GAS	.15	32
FUEL OIL	.06	5
PURCH STEAM	.27	3
PURCH CH WTR		
COAL		
WATER/SEWER	.10	36
RDS/GNDS/SEC TOTAL	.49	37
RDS/GNDS TOTAL	.10	24
RDS/GNDS PAYRL	.27	3
RDS/GNDS CONTR	.04	19
RDS/GNDS OTHER	.08	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.44	37
SEC PAYROLL	.27	16
SEC CONTRACTS	.37	26
SEC OTHER	.06	16
ADMIN TOTAL	.95	39
PAYROLL	.17	27
MGMT FEES	.77	28
PROF FEES	.06	34
GEN OFC EXP	.32	30
OTHER ADM EXP	.06	20

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.98	39
REAL ESTATE TAX	3.65	39
BUILDING INS	.08	39
PERS PROP TAX		
OTHER TAX	.26	10
LEASING EXPENSES	1.25	25
ADV/PROMOTION	.03	19
COMMISSIONS	.05	3
PROF FEES	.30	18
TENANT ALTS	1.28	19
BUY-OUTS		
OTHER LEASING	.30	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.86	39
CLEANING	.31	6
REPAIR/MAINT	.48	36
RDS/GROUNDS	.27	3
SECURITY	.27	18
ADMINISTRATIVE	.17	27
TOTAL CONTRACTS	1.27	39
CLEANING	.92	37
REPAIR/MAINT	.48	15
RDS/GROUNDS	.04	19
SECURITY	.37	26
ADMINISTRATIVE	.53	37

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Comparison of Identical Buildings (5 Year)

1991

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	41 BLDS	12,094,082 SQ. FT.				10,883,078 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	38					21.05	17.49	12.49	21.01
RETAIL AREA	30	23.89	21.62	17.57	31.08				
OTHER AREA	14	4.53	4.10	1.63	6.08				
TOTAL RENT	39	23.02	17.76	12.63	21.99				
NET PARKING INC	33	.60	.53	.30	.90				
MISCELLANEOUS	31	.42	.08	.03	.35				
TOTAL INCOME	39	23.88	18.64	13.97	23.54				
EXPENSE									
CLEANING	41	1.05	.99	.80	1.32	1.09	1.00	.85	1.34
REPAIR-MAINT	41	1.51	1.38	1.08	1.84	1.60	1.41	1.21	1.94
UTILITIES	41	1.87	1.78	1.61	2.12	1.91	1.84	1.61	2.15
RDS/GRNDS/SEC	37	.53	.48	.32	.63	.59	.50	.34	.74
ADMINISTRATIVE	40	1.04	.86	.62	1.26	1.16	.97	.67	1.37
TOTAL OPER EXP	41	5.94	5.65	4.48	6.60	6.60	6.24	4.97	7.21
FIXED EXPENSES	41	4.09	2.65	2.27	4.14	4.54	2.94	2.36	4.58
TOTAL OPER+FIX	41	10.03	8.60	7.03	10.70	11.15	9.08	7.55	11.67
LEASING EXP	25	.96	.29	.16	1.63				
TOTAL PAYROLL	41	.83	.68	.37	1.01				
TOTAL CONTRACT	41	1.48	1.11	.93	1.98				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14234	40
AVG SQFT/RETAIL TENANT	2007	30
AVG SQFT/OFFICE WORKER	265	17
AVG % OFFICE OCCUPANCY	86.9	41
AVG % RETAIL OCCUPANCY	93.9	32
AVG $ RATE YR-END RENT	20.93	31
AVG NET PRKNG INC/STALL	1075.37	27
RENTABLE/GROSS SQFT	.89	40

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.06**	**41**
PAYROLL	.17	7
CONTRACT	.92	41
SUP/MAT/MISC	.06	34
TRASH REMOVAL	.06	34
REPR/MAINT TOTAL	**1.51**	**41**
PAYROLL	.50	38
ELEVATOR	.25	41
HVAC	.34	41
ELECTRICAL	.07	37
STRUCT/ROOF	.08	21
PLUMBING	.03	36
FIRE/LIFE SFTY	.04	14
OTHER MAINT/SUP	.32	38

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.87**	**41**
ELECTRICAL	1.59	40
GAS	.16	33
FUEL OIL	.09	6
PURCH STEAM	.21	4
PURCH CH WTR		
COAL		
WATER/SEWER	.16	35
RDS/GNDS/SEC TOTAL	**.53**	**37**
RDS/GNDS TOTAL	.10	24
RDS/GNDS PAYRL	.26	3
RDS/GNDS CONTR	.05	20
RDS/GNDS OTHER	.07	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.47	37
SEC PAYROLL	.27	16
SEC CONTRACTS	.39	26
SEC OTHER	.07	18
ADMIN TOTAL	**1.04**	**40**
PAYROLL	.19	29
MGMT FEES	.73	33
PROF FEES	.09	36
GEN OFC EXP	.18	34
OTHER ADM EXP	.06	22

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.14**	**41**
REAL ESTATE TAX	3.99	41
BUILDING INS	.09	40
PERS PROP TAX		
OTHER TAX	.13	18
LEASING EXPENSES	**.96**	**25**
ADV/PROMOTION	.06	19
COMMISSIONS	.05	7
PROF FEES	.27	17
TENANT ALTS	1.04	16
BUY-OUTS		
OTHER LEASING	.30	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.83**	**41**
CLEANING	.17	7
REPAIR/MAINT	.50	38
RDS/GROUNDS	.26	3
SECURITY	.27	16
ADMINISTRATIVE	.19	29
TOTAL CONTRACTS	**1.48**	**41**
CLEANING	.92	41
REPAIR/MAINT	.47	27
RDS/GROUNDS	.05	20
SECURITY	.39	26
ADMINISTRATIVE	.71	39

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Agency Managed

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	57 BLDS	17,523,904 SQ. FT.				15,903,766 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	53					22.74	20.81	14.52	27.64
RETAIL AREA	43	21.44	19.16	12.77	30.97				
OTHER AREA	13	20.68	7.43	2.00	14.94				
TOTAL RENT	54	23.76	20.79	14.49	28.21				
NET PARKING INC	45	.66	.68	.37	.98				
MISCELLANEOUS	35	.20	.14	.04	.26				
TOTAL INCOME	54	24.55	22.07	14.51	29.01				
EXPENSE									
CLEANING	57	1.05	1.00	.83	1.27	1.07	1.03	.86	1.30
REPAIR-MAINT	57	1.46	1.36	1.00	1.64	1.55	1.47	1.06	1.76
UTILITIES	57	1.71	1.62	1.25	1.93	1.68	1.59	1.28	1.97
RDS/GRNDS/SEC	56	.45	.39	.28	.64	.49	.46	.30	.75
ADMINISTRATIVE	57	1.14	1.05	.69	1.37	1.25	1.09	.71	1.53
TOTAL OPER EXP	57	5.80	5.49	4.46	6.66	6.40	5.95	4.93	7.24
FIXED EXPENSES	56	4.28	2.92	2.31	4.57	4.72	3.32	2.40	4.95
TOTAL OPER + FIX	56	10.11	9.30	6.93	11.42	11.15	9.95	7.41	11.93
LEASING EXP	41	1.81	1.29	.50	2.42				
TOTAL PAYROLL	50	.84	.62	.40	.90				
TOTAL CONTRACT	56	1.42	1.32	.95	1.84				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12118	55
AVG SQFT/RETAIL TENANT	2154	43
AVG SQFT/OFFICE WORKER	275	41
AVG % OFFICE OCCUPANCY	90.8	56
AVG % RETAIL OCCUPANCY	89.5	44
AVG $ RATE YR-END RENT	23.87	43
AVG NET PRKNG INC/STALL	1416.89	40
RENTABLE/GROSS SQFT	.86	41

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.05**	**55**
PAYROLL	.16	10
CONTRACT	.92	55
SUP/MAT/MISC	.06	39
TRASH REMOVAL	.06	51
REPR/MAINT TOTAL	**1.47**	**53**
PAYROLL	.56	40
ELEVATOR	.25	52
HVAC	.27	53
ELECTRICAL	.08	47
STRUCT/ROOF	.05	24
PLUMBING	.04	45
FIRE/LIFE SFTY	.03	33
OTHER MAINT/SUP	.34	49

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.72**	**55**
ELECTRICAL	1.44	53
GAS	.21	46
FUEL OIL	.06	9
PURCH STEAM	.21	3
PURCH CH WTR		
COAL		
WATER/SEWER	.14	41
RDS/GNDS/SEC TOTAL	**.46**	**55**
RDS/GNDS TOTAL	.04	37
RDS/GNDS PAYRL	.02	3
RDS/GNDS CONTR	.04	25
RDS/GNDS OTHER	.02	23

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.44	53
SEC PAYROLL	.22	15
SEC CONTRACTS	.36	48
SEC OTHER	.04	25
ADMIN TOTAL	**1.14**	**55**
PAYROLL	.27	32
MGMT FEES	.75	53
PROF FEES	.09	37
GEN OFC EXP	.13	44
OTHER ADM EXP	.07	31

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.38**	**55**
REAL ESTATE TAX	4.23	55
BUILDING INS	.09	54
PERS PROP TAX		
OTHER TAX	.18	19
LEASING EXPENSES	**1.81**	**41**
ADV/PROMOTION	.06	20
COMMISSIONS	.06	16
PROF FEES	.50	28
TENANT ALTS	1.55	33
BUY-OUTS	.93	4
OTHER LEASING	.26	20

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.84**	**50**
CLEANING	.16	10
REPAIR/MAINT	.56	40
RDS/GROUNDS	.02	3
SECURITY	.22	15
ADMINISTRATIVE	.27	32
TOTAL CONTRACTS	**1.42**	**56**
CLEANING	.92	55
REPAIR/MAINT	.50	20
RDS/GROUNDS	.04	25
SECURITY	.36	48
ADMINISTRATIVE	.81	54

***TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.**

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	601,567 SQ. FT.				542,133 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					18.60	19.42	10.97	24.91
RETAIL AREA	5	26.12	12.61	10.36	41.91				
OTHER AREA									
TOTAL RENT	8	18.60	18.27	11.00	26.68				
NET PARKING INC	6	.93	.68	.51	1.59				
MISCELLANEOUS	4	.07	.04	.03	.10				
TOTAL INCOME	8	19.34	18.66	11.82	27.47				
EXPENSE									
CLEANING	8	1.11	1.12	.92	1.37	1.21	1.20	.97	1.53
REPAIR-MAINT	8	1.24	1.18	1.00	1.69	1.37	1.39	1.06	1.87
UTILITIES	8	1.36	1.22	1.06	1.73	1.44	1.29	1.17	1.87
RDS/GRNDS/SEC	7	.40	.31	.20	.59	.44	.39	.21	.67
ADMINISTRATIVE	8	1.15	.99	.74	1.34	1.28	1.13	.77	1.46
TOTAL OPER EXP	8	5.22	5.34	4.58	6.02	5.79	5.79	4.92	6.96
FIXED EXPENSES	8	3.58	3.24	2.19	4.92	3.97	3.63	2.27	5.90
TOTAL OPER + FIX	8	8.80	8.63	6.49	10.89	9.76	9.35	6.97	12.88
LEASING EXP	6	5.33	1.19	.86	1.37				
TOTAL PAYROLL	7	.71	.78	.49	.85				
TOTAL CONTRACT	8	1.21	1.08	.90	1.64				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3709	8
AVG SQFT/RETAIL TENANT	1929	5
AVG SQFT/OFFICE WORKER	295	5
AVG % OFFICE OCCUPANCY	83.5	8
AVG % RETAIL OCCUPANCY	100.0	5
AVG $ RATE YR-END RENT	22.38	6
AVG NET PRKNG INC/STALL	785.11	6
RENTABLE/GROSS SQFT	.91	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.11**	**8**
PAYROLL	.28	2
CONTRACT	.80	8
SUP/MAT/MISC	.19	7
TRASH REMOVAL	.09	6
REPR/MAINT TOTAL	**1.17**	**7**
PAYROLL	.44	6
ELEVATOR	.19	7
HVAC	.23	7
ELECTRICAL	.07	6
STRUCT/ROOF	.07	4
PLUMBING	.06	5
FIRE/LIFE SFTY	.06	6
OTHER MAINT/SUP	.23	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.38**	**8**
ELECTRICAL	1.06	8
GAS	.22	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	7
RDS/GNDS/SEC TOTAL	**.40**	**7**
RDS/GNDS TOTAL	.03	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.01	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	7
SEC PAYROLL		
SEC CONTRACTS	.33	7
SEC OTHER	.06	4
ADMIN TOTAL	**1.15**	**8**
PAYROLL	.60	3
MGMT FEES	.72	8
PROF FEES	.11	4
GEN OFC EXP	.11	5
OTHER ADM EXP	.12	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.58**	**8**
REAL ESTATE TAX	3.51	8
BUILDING INS	.07	8
PERS PROP TAX		
OTHER TAX	.02	3
LEASING EXPENSES	**5.33**	**6**
ADV/PROMOTION		
COMMISSIONS	.53	2
PROF FEES	1.21	5
TENANT ALTS	5.94	4
BUY-OUTS		
OTHER LEASING	.41	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.71**	**7**
CLEANING	.28	2
REPAIR/MAINT	.44	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.60	3
TOTAL CONTRACTS	**1.21**	**8**
CLEANING	.80	8
REPAIR/MAINT	.44	2
RDS/GROUNDS		
SECURITY	.33	7
ADMINISTRATIVE	.77	8

***TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.**

Agency Managed

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	22 BLDS	4,293,330 SQ. FT.				3,948,007 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	22					19.45	18.06	14.46	23.79
RETAIL AREA	17	22.99	17.68	12.62	28.45				
OTHER AREA	3	54.04	7.43						
TOTAL RENT	22	20.31	17.98	14.46	24.25				
NET PARKING INC	17	.61	.59	.36	.90				
MISCELLANEOUS	15	.28	.10	.03	.28				
TOTAL INCOME	22	21.16	19.14	14.50	25.45				
EXPENSE									
CLEANING	22	1.02	.90	.81	1.21	1.07	.94	.86	1.29
REPAIR-MAINT	22	1.35	1.41	1.04	1.64	1.43	1.47	1.06	1.76
UTILITIES	22	1.70	1.63	1.29	2.08	1.73	1.63	1.29	2.15
RDS/GRNDS/SEC	22	.49	.46	.27	.71	.53	.47	.27	.74
ADMINISTRATIVE	22	1.04	.87	.53	1.44	1.13	.91	.62	1.89
TOTAL OPER EXP	22	5.60	5.31	4.41	6.66	6.09	5.82	4.80	6.76
FIXED EXPENSES	21	4.01	2.93	2.44	4.96	4.38	3.42	2.49	5.48
TOTAL OPER + FIX	21	9.68	9.12	6.93	11.36	10.58	9.41	7.51	11.76
LEASING EXP	20	2.40	1.74	.48	3.25				
TOTAL PAYROLL	19	.61	.51	.36	.67				
TOTAL CONTRACT	22	1.63	1.55	.99	2.01				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7731	21
AVG SQFT/RETAIL TENANT	2280	14
AVG SQFT/OFFICE WORKER	294	17
AVG % OFFICE OCCUPANCY	90.5	21
AVG % RETAIL OCCUPANCY	89.7	14
AVG $ RATE YR-END RENT	20.60	19
AVG NET PRKNG INC/STALL	1176.76	14
RENTABLE/GROSS SQFT	.88	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.02**	**22**
PAYROLL	.08	2
CONTRACT	.92	22
SUP/MAT/MISC	.07	14
TRASH REMOVAL	.05	21
REPR/MAINT TOTAL	**1.31**	**21**
PAYROLL	.46	16
ELEVATOR	.23	21
HVAC	.28	21
ELECTRICAL	.06	19
STRUCT/ROOF	.09	9
PLUMBING	.04	19
FIRE/LIFE SFTY	.04	14
OTHER MAINT/SUP	.35	19

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.70**	**22**
ELECTRICAL	1.47	21
GAS	.27	16
FUEL OIL	.11	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	09	16
RDS/GNDS/SEC TOTAL	**.49**	**22**
RDS/GNDS TOTAL	.05	16
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	12
RDS/GNDS OTHER	.03	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.50	20
SEC PAYROLL	.09	3
SEC CONTRACTS	.48	19
SEC OTHER	.05	6
ADMIN TOTAL	**1.04**	**21**
PAYROLL	.37	10
MGMT FEES	.68	20
PROF FEES	.10	16
GEN OFC EXP	.08	18
OTHER ADM EXP	.10	15

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.01**	**21**
REAL ESTATE TAX	3.91	21
BUILDING INS	.07	22
PERS PROP TAX		
OTHER TAX	.07	7
LEASING EXPENSES	**2.40**	**20**
ADV/PROMOTION	.07	11
COMMISSIONS	.06	7
PROF FEES	.61	16
TENANT ALTS	1.73	18
BUY-OUTS	1.69	3
OTHER LEASING	.10	9

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.61**	**19**
CLEANING	.08	2
REPAIR/MAINT	.46	16
RDS/GROUNDS		
SECURITY	.09	3
ADMINISTRATIVE	:37	10
TOTAL CONTRACTS	**1.63**	**22**
CLEANING	.92	22
REPAIR/MAINT	.60	9
RDS/GROUNDS	.03	12
SECURITY	.48	19
ADMINISTRATIVE	.70	21

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	13 BLDS	5,029,873 SQ. FT.				4,622,325 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	9					29.59	27.64	20.73	39.61
RETAIL AREA	9	28.50	29.73	19.16	39.20				
OTHER AREA	5	6.13	9.78	1.86	13.94				
TOTAL RENT	10	27.83	26.24	19.24	37.40				
NET PARKING INC	9	1.03	.91	.72	1.35				
MISCELLANEOUS	7	.27	.28	.19	.35				
TOTAL INCOME	10	28.97	27.82	19.65	39.98				
EXPENSE									
CLEANING	13	1.02	1.06	.81	1.21	1.07	1.11	.85	1.24
REPAIR-MAINT	13	1.40	1.41	1.10	1.49	1.48	1.46	1.15	1.65
UTILITIES	13	1.79	1.67	1.48	1.97	1.81	1.67	1.48	2.01
RDS/GRNDS/SEC	13	.50	.56	.34	.64	.54	.57	.36	.78
ADMINISTRATIVE	13	1.29	1.36	.80	1.54	1.41	1.43	.81	1.85
TOTAL OPER EXP	13	6.00	5.85	4.98	6.80	6.52	6.11	5.43	7.55
FIXED EXPENSES	13	4.63	3.72	2.48	7.72	5.04	3.99	2.73	8.00
TOTAL OPER + FIX	13	10.63	9.37	7.46	14.15	11.57	11.57	8.35	15.20
LEASING EXP	8	1.36	1.39	.44	2.01				
TOTAL PAYROLL	12	.80	.79	.44	.99				
TOTAL CONTRACT	13	1.34	1.28	.97	1.70				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14195	12
AVG SQFT/RETAIL TENANT	2061	12
AVG SQFT/OFFICE WORKER	271	11
AVG % OFFICE OCCUPANCY	92.0	13
AVG % RETAIL OCCUPANCY	91.9	13
AVG $ RATE YR-END RENT	31.83	7
AVG NET PRKNG INC/STALL	1766.02	9
RENTABLE/GROSS SQFT	.88	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.00**	**12**
PAYROLL	.21	4
CONTRACT	.82	12
SUP/MAT/MISC	.07	9
TRASH REMOVAL	.06	12
REPR/MAINT TOTAL	**1.40**	**12**
PAYROLL	.41	10
ELEVATOR	.28	12
HVAC	.32	12
ELECTRICAL	.07	11
STRUCT/ROOF	.05	6
PLUMBING	.05	11
FIRE/LIFE SFTY	.02	9
OTHER MAINT/SUP	.32	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.70**	**12**
ELECTRICAL	1.48	11
GAS	.18	11
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.25	8
RDS/GNDS/SEC TOTAL	**.50**	**13**
RDS/GNDS TOTAL	.05	9
RDS/GNDS PAYRL	.02	2
RDS/GNDS CONTR	.05	7
RDS/GNDS OTHER	.01	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.46	13
SEC PAYROLL	.18	5
SEC CONTRACTS	.41	12
SEC OTHER	.04	6
ADMIN TOTAL	**1.29**	**13**
PAYROLL	.33	10
MGMT FEES	.82	12
PROF FEES	.08	11
GEN OFC EXP	.18	11
OTHER ADM EXP	.06	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.63**	**13**
REAL ESTATE TAX	4.36	13
BUILDING INS	.10	12
PERS PROP TAX		
OTHER TAX	.35	7
LEASING EXPENSES	**1.36**	**8**
ADV/PROMOTION	.06	5
COMMISSIONS	.05	5
PROF FEES	.33	5
TENANT ALTS	1.24	6
BUY-OUTS		
OTHER LEASING	.52	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.80**	**12**
CLEANING	.21	4
REPAIR/MAINT	.41	10
RDS/GROUNDS	.02	2
SECURITY	.18	5
ADMINISTRATIVE	.33	10
TOTAL CONTRACTS	**1.34**	**13**
CLEANING	.82	12
REPAIR/MAINT	.41	5
RDS/GROUNDS	.05	7
SECURITY	.41	12
ADMINISTRATIVE	.69	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Agency Managed

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	5,311,900 SQ. FT.				4,884,801 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					20.38	20.47	11.90	23.25
RETAIL AREA	6	14.51	15.62	10.77	22.86				
OTHER AREA	4	7.45	8.84	3.76	24.62				
TOTAL RENT	6	19.69	19.82	12.09	22.54				
NET PARKING INC	6	.50	.60	.15	.84				
MISCELLANEOUS	4	.17	.16	.12	.20				
TOTAL INCOME	6	20.31	20.82	13.02	23.34				
EXPENSE									
CLEANING	6	.92	.86	.82	1.09	.89	.88	.85	.90
REPAIR-MAINT	6	1.61	1.40	1.26	1.90	1.72	1.54	1.31	2.03
UTILITIES	6	1.41	1.48	1.01	1.92	1.29	1.12	1.01	1.74
RDS/GRNDS/SEC	6	.32	.31	.28	.39	.35	.33	.30	.48
ADMINISTRATIVE	6	1.00	1.12	.81	1.27	1.08	1.20	.99	1.37
TOTAL OPER EXP	6	5.26	5.01	4.47	6.71	5.72	5.73	4.68	7.24
FIXED EXPENSES	6	2.54	2.46	2.32	2.72	2.76	2.74	2.49	3.06
TOTAL OPER+FIX	6	7.80	7.43	6.88	9.64	8.48	8.51	7.21	10.50
LEASING EXP	2	.46	.38						
TOTAL PAYROLL	5	.95	.80	.67	1.37				
TOTAL CONTRACT	5	1.01	.99	.85	1.19				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	27290	6
AVG SQFT/RETAIL TENANT	2505	6
AVG SQFT/OFFICE WORKER	251	3
AVG % OFFICE OCCUPANCY	91.1	6
AVG % RETAIL OCCUPANCY	82.5	6
AVG $ RATE YR-END RENT	23.62	5
AVG NET PRKNG INC/STALL	1534.91	6
RENTABLE/GROSS SQFT	.83	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.93**	**5**
PAYROLL		
CONTRACT	.87	5
SUP/MAT/MISC	.03	5
TRASH REMOVAL	.02	5
REPR/MAINT TOTAL	**1.70**	**5**
PAYROLL	.65	5
ELEVATOR	.22	5
HVAC	.27	5
ELECTRICAL	.10	5
STRUCT/ROOF	.03	4
PLUMBING	.03	5
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.40	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.50**	**5**
ELECTRICAL	1.14	5
GAS	.28	5
FUEL OIL	.07	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	3
RDS/GNDS/SEC TOTAL	**.33**	**5**
RDS/GNDS TOTAL	.04	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	5
SEC PAYROLL	.25	4
SEC CONTRACTS	.14	3
SEC OTHER	.04	4
ADMIN TOTAL	**.96**	**5**
PAYROLL	.15	4
MGMT FEES	.65	5
PROF FEES	.06	4
GEN OFC EXP	.16	5
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.56**	**5**
REAL ESTATE TAX	2.50	5
BUILDING INS	.09	4
PERS PROP TAX		
OTHER TAX	.01	2
LEASING EXPENSES	**.46**	**2**
ADV/PROMOTION	.04	2
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.95**	**5**
CLEANING		
REPAIR/MAINT	.65	5
RDS/GROUNDS		
SECURITY	.25	4
ADMINISTRATIVE	.15	4
TOTAL CONTRACTS	**1.01**	**5**
CLEANING	.87	5
REPAIR/MAINT		
RDS/GROUNDS	.04	2
SECURITY	.14	3
ADMINISTRATIVE	.69	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	28 BLDS	2,772,555 SQ. FT.				2,466,013 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	28					17.03	13.71	12.49	21.82
RETAIL AREA	9	12.57	3.91	3.39	20.45				
OTHER AREA	5	4.88	5.25						
TOTAL RENT	28	15.92	12.99	11.78	18.26				
NET PARKING INC	26	.40	.34	.18	.60				
MISCELLANEOUS	21	.59	.31	.06	1.20				
TOTAL INCOME	28	16.69	13.78	12.10	19.73				
EXPENSE									
CLEANING	19	.96	1.03	.86	1.11	1.01	1.05	.98	1.20
REPAIR-MAINT	28	1.31	1.22	.86	1.50	1.41	1.34	1.12	1.63
UTILITIES	19	1.66	1.82	1.55	1.97	1.72	1.82	1.55	1.97
RDS/GRNDS/SEC	27	.59	.35	.25	.73	.67	.35	.27	.73
ADMINISTRATIVE	28	1.07	.89	.72	1.40	1.20	1.05	.76	1.63
TOTAL OPER EXP	19	5.61	5.71	5.00	6.81	6.32	5.93	5.23	8.06
FIXED EXPENSES	27	3.36	3.66	2.30	4.21	3.77	4.10	2.75	4.53
TOTAL OPER+FIX	18	8.94	9.24	7.32	10.43	10.04	9.36	8.58	12.13
LEASING EXP	23	1.68	.92	.42	2.29				
TOTAL PAYROLL	26	.80	.72	.38	1.20				
TOTAL CONTRACT	27	1.10	1.07	.85	1.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6543	28
AVG SQFT/RETAIL TENANT	2279	20
AVG SQFT/OFFICE WORKER	212	23
AVG % OFFICE OCCUPANCY	87.3	28
AVG % RETAIL OCCUPANCY	74.5	20
AVG $ RATE YR-END RENT	17.12	25
AVG NET PRKNG INC/STALL	191.28	26
RENTABLE/GROSS SQFT	.94	13

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.91**	**17**
PAYROLL	.32	5
CONTRACT	.71	16
SUP/MAT/MISC	.10	9
TRASH REMOVAL	.13	16
REPR/MAINT TOTAL	**1.31**	**28**
PAYROLL	.42	24
ELEVATOR	.20	19
HVAC	.24	28
ELECTRICAL	.07	28
STRUCT/ROOF	.20	22
PLUMBING	.03	22
FIRE/LIFE SFTY	.05	18
OTHER MAINT/SUP	.35	28

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.81**	**17**
ELECTRICAL	1.66	17
GAS	.12	12
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	12
RDS/GNDS/SEC TOTAL	**.59**	**27**
RDS/GNDS TOTAL	.26	25
RDS/GNDS PAYRL	.21	4
RDS/GNDS CONTR	.16	22
RDS/GNDS OTHER	.15	17

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	18
SEC PAYROLL	.12	4
SEC CONTRACTS	.39	13
SEC OTHER	.11	6
ADMIN TOTAL	**1.07**	**28**
PAYROLL	.66	17
MGMT FEES	.58	28
PROF FEES	.08	13
GEN OFC EXP	.07	26
OTHER ADM EXP	.09	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.36**	**27**
REAL ESTATE TAX	3.07	27
BUILDING INS	.05	28
PERS PROP TAX		
OTHER TAX	.43	15
LEASING EXPENSES	**1.68**	**23**
ADV/PROMOTION	.15	12
COMMISSIONS	.04	3
PROF FEES	.34	12
TENANT ALTS	1.46	11
BUY-OUTS		
OTHER LEASING	.33	10

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.80**	**26**
CLEANING	.32	5
REPAIR/MAINT	.42	24
RDS/GROUNDS	.21	4
SECURITY	.12	4
ADMINISTRATIVE	.66	17
TOTAL CONTRACTS	**1.10**	**27**
CLEANING	.71	16
REPAIR/MAINT	.50	8
RDS/GROUNDS	.16	22
SECURITY	.39	13
ADMINISTRATIVE	.64	28

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Agency Managed

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	90,209 SQ. FT.				82,374 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					19.35	13.36		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	19.53	13.36						
NET PARKING INC	3	1.33	.41						
MISCELLANEOUS	2	1.19	1.16						
TOTAL INCOME	3	21.82	13.78						
EXPENSE									
CLEANING	3	1.14	1.05			1.25	1.11		
REPAIR-MAINT	3	1.60	1.46			1.75	1.46		
UTILITIES	3	2.13	2.26			2.13	2.26		
RDS/GRNDS/SEC	2	.18	.24			.22	.25		
ADMINISTRATIVE	3	1.33	1.29			1.46	1.65		
TOTAL OPER EXP	3	6.31	5.93			6.91	5.93		
FIXED EXPENSES	3	3.62	2.30			3.97	2.98		
TOTAL OPER+FIX	3	9.93	7.74			10.87	8.91		
LEASING EXP	2	.14	.18						
TOTAL PAYROLL	2	.42	.45						
TOTAL CONTRACT	3	1.28	1.26						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1875	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	81.9	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.55	3
AVG NET PRKNG INC/STALL	468.93	3
RENTABLE/GROSS SQFT	.94	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.14	3
PAYROLL	.15	2
CONTRACT	.91	3
SUP/MAT/MISC	.04	3
TRASH REMOVAL	.10	3
REPR/MAINT TOTAL	1.60	3
PAYROLL	.20	2
ELEVATOR	.14	3
HVAC	.18	3
ELECTRICAL	.05	3
STRUCT/ROOF	.66	3
PLUMBING	.04	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.39	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.13	3
ELECTRICAL	1.61	3
GAS	.29	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.23	3
RDS/GNDS/SEC TOTAL	.18	2
RDS/GNDS TOTAL	.11	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.07	2
SEC PAYROLL	.03	2
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	1.33	3
PAYROLL	.04	2
MGMT FEES	.78	3
PROF FEES	.14	3
GEN OFC EXP	.09	3
OTHER ADM EXP	.50	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.62	3
REAL ESTATE TAX	3.55	3
BUILDING INS	.07	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.14	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.42	2
CLEANING	.15	2
REPAIR/MAINT	.20	2
RDS/GROUNDS		
SECURITY	.03	2
ADMINISTHATIVE	.04	2
TOTAL CONTRACTS	1.28	3
CLEANING	.91	3
REPAIR/MAINT	.49	2
RDS/GROUNDS	.11	2
SECURITY		
ADMINISTRATIVE	.92	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	694,984 SQ. FT.				644,078 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					15.64	13.71	10.73	20.04
RETAIL AREA	2	3.46	3.66						
OTHER AREA									
TOTAL RENT	5	14.71	12.88	9.93	19.33				
NET PARKING INC	4	.63	.55	.39	.88				
MISCELLANEOUS	3	1.60	.42						
TOTAL INCOME	5	16.17	12.88	10.51	22.48				
EXPENSE									
CLEANING	5	.89	1.01	.61	1.11	.94	1.01	.73	1.12
REPAIR-MAINT	5	1.59	1.17	.79	2.73	1.68	1.18	.92	2.77
UTILITIES	5	1.80	1.73	1.50	2.12	1.80	1.73	1.50	2.12
RDS/GRNDS/SEC	5	.45	.40	.16	.76	.49	.44	.17	.78
ADMINISTRATIVE	5	.98	.89	.66	1.40	1.06	1.17	.69	1.47
TOTAL OPER EXP	5	5.71	5.49	4.45	7.25	6.16	5.49	5.09	7.77
FIXED EXPENSES	5	3.19	4.02	1.64	4.28	3.44	4.06	2.03	4.46
TOTAL OPER+FIX	5	8.90	9.01	7.44	10.43	9.61	9.11	8.66	10.91
LEASING EXP	4	1.64	1.16	.89	2.29				
TOTAL PAYROLL	4	1.22	1.01	.50	2.04				
TOTAL CONTRACT	5	1.15	.97	.66	1.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6816	5
AVG SQFT/RETAIL TENANT	1656	3
AVG SQFT/OFFICE WORKER	184	4
AVG % OFFICE OCCUPANCY	85.7	5
AVG % RETAIL OCCUPANCY	17.3	3
AVG $ RATE YR-END RENT	18.40	4
AVG NET PRKNG INC/STALL	189.09	4
RENTABLE/GROSS SQFT	.99	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.89	5
PAYROLL	.26	2
CONTRACT	.62	5
SUP/MAT/MISC	.09	4
TRASH REMOVAL	.13	4
REPR/MAINT TOTAL	1.59	5
PAYROLL	.62	4
ELEVATOR	.16	5
HVAC	.35	5
ELECTRICAL	.09	5
STRUCT/ROOF	.15	5
PLUMBING	.06	4
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.27	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.80	5
ELECTRICAL	1.62	5
GAS	.18	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	4
RDS/GNDS/SEC TOTAL	.45	5
RDS/GNDS TOTAL	.33	4
RDS/GNDS PAYRL	.35	2
RDS/GNDS CONTR	.14	4
RDS/GNDS OTHER	.04	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.18	5
SEC PAYROLL	.14	2
SEC CONTRACTS	.11	4
SEC OTHER	.06	3
ADMIN TOTAL	.98	5
PAYROLL	.54	2
MGMT FEES	.63	5
PROF FEES	.05	3
GEN OFC EXP	.06	4
OTHER ADM EXP	.13	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.19	5
REAL ESTATE TAX	3.01	5
BUILDING INS	.05	5
PERS PROP TAX		
OTHER TAX	.23	3
LEASING EXPENSES	1.64	4
ADV/PROMOTION	.10	4
COMMISSIONS		
PROF FEES	.37	4
TENANT ALTS	1.47	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.22	4
CLEANING	.26	2
REPAIR/MAINT	.62	4
RDS/GROUNDS	.35	2
SECURITY	.14	2
ADMINISTRATIVE	.54	2
TOTAL CONTRACTS	1.15	5
CLEANING	.62	5
REPAIR/MAINT	.92	2
RDS/GROUNDS	.14	4
SECURITY	.11	4
ADMINISTRATIVE	.66	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

All Electric Buildings

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	35 BLDS	12,136,729 SQ. FT.				10,746,534 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	34					22.48	20.17	14.80	28.07
RETAIL AREA	24	24.81	24.71	17.22	38.24				
OTHER AREA	17	4.18	4.80	2.99	6.20				
TOTAL RENT	34	22.29	20.73	14.94	28.25				
NET PARKING INC	27	.64	.41	.19	.91				
MISCELLANEOUS	24	.31	.16	.04	.35				
TOTAL INCOME	34	23.06	21.88	14.97	29.37				
EXPENSE									
CLEANING	35	.98	.97	.78	1.17	1.04	1.00	.85	1.26
REPAIR-MAINT	35	1.62	1.57	1.30	2.01	1.79	1.71	1.36	2.15
UTILITIES	35	1.77	1.85	1.34	2.07	1.81	1.85	1.39	2.21
RDS/GRNDS/SEC	35	.53	.55	.26	.70	.59	.59	.26	.86
ADMINISTRATIVE	35	1.05	.92	.57	1.36	1.18	1.01	.58	1.50
TOTAL OPER EXP	35	5.95	5.89	5.23	6.68	6.71	6.41	5.59	7.42
FIXED EXPENSES	35	3.82	3.86	2.36	4.63	4.32	4.19	2.46	4.93
TOTAL OPER+FIX	35	9.77	9.83	7.63	11.17	11.03	10.55	8.01	12.08
LEASING EXP	19	1.46	.89	.22	1.91				
TOTAL PAYROLL	32	.82	.73	.36	1.00				
TOTAL CONTRACT	35	1.38	1.20	.87	1.98				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14318	34
AVG SQFT/RETAIL TENANT	2358	23
AVG SQFT/OFFICE WORKER	231	23
AVG % OFFICE OCCUPANCY	91.7	35
AVG % RETAIL OCCUPANCY	89.0	24
AVG $ RATE YR-END RENT	27.66	22
AVG NET PRKNG INC/STALL	1563.41	22
RENTABLE/GROSS SQFT	.86	25

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.97	34
PAYROLL	.06	2
CONTRACT	.87	34
SUP/MAT/MISC	.05	28
TRASH REMOVAL	.05	34
REPR/MAINT TOTAL	1.62	35
PAYROLL	.41	27
ELEVATOR	.26	35
HVAC	.44	35
ELECTRICAL	.08	34
STRUCT/ROOF	.11	18
PLUMBING	.05	29
FIRE/LIFE SFTY	.04	18
OTHER MAINT/SUP	.38	34

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.74	34
ELECTRICAL	1.52	34
GAS	.17	16
FUEL OIL		
PURCH STEAM	.27	3
PURCH CH WTR		
COAL		
WATER/SEWER	.10	27
RDS/GNDS/SEC TOTAL	.53	35
RDS/GNDS TOTAL	.08	16
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	12
RDS/GNDS OTHER	.03	10

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.50	35
SEC PAYROLL	.28	20
SEC CONTRACTS	.47	20
SEC OTHER	.10	20
ADMIN TOTAL	1.06	30
PAYROLL	.24	25
MGMT FEES	.81	18
PROF FEES	.07	26
GEN OFC EXP	.32	26
OTHER ADM EXP	.08	11

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.87	35
REAL ESTATE TAX	3.67	35
BUILDING INS	.08	35
PERS PROP TAX		
OTHER TAX	.18	21
LEASING EXPENSES	1.46	19
ADV/PROMOTION	.06	16
COMMISSIONS	.07	9
PROF FEES	.49	9
TENANT ALTS	1.26	16
BUY-OUTS		
OTHER LEASING	.26	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.82	32
CLEANING	.06	2
REPAIR/MAINT	.41	27
RDS/GROUNDS		
SECURITY	.28	20
ADMINISTRATIVE	.24	25
TOTAL CONTRACTS	1.38	35
CLEANING	.87	34
REPAIR/MAINT	.45	21
RDS/GROUNDS	.05	12
SECURITY	.47	20
ADMINISTRATIVE	.53	29

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	14 BLDS	2,938,979 SQ. FT.				2,839,856 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	14					19.87	19.48	13.75	30.75
RETAIL AREA	6	28.25	33.57	23.08	43.29				
OTHER AREA	4	7.97	6.20	3.56	14.79				
TOTAL RENT	14	20.14	19.68	13.82	29.65				
NET PARKING INC	10	.35	.21	.09	.78				
MISCELLANEOUS	9	.38	.12	.03	.50				
TOTAL INCOME	14	20.64	20.51	13.85	30.78				
EXPENSE									
CLEANING	14	.97	.96	.76	1.21	.98	.96	.76	1.24
REPAIR-MAINT	14	1.91	1.80	1.32	2.12	1.97	1.93	1.35	2.20
UTILITIES	14	1.67	1.75	1.31	2.05	1.68	1.75	1.31	2.10
RDS/GRNDS/SEC	14	.53	.50	.26	.87	.55	.52	.26	.88
ADMINISTRATIVE	14	1.07	.83	.60	1.74	1.11	.84	.61	1.89
TOTAL OPER EXP	14	6.15	6.08	5.58	6.70	6.37	6.35	5.58	7.01
FIXED EXPENSES	14	3.38	3.20	2.17	4.39	3.50	3.24	2.19	4.39
TOTAL OPER+FIX	14	9.53	9.44	7.57	11.01	9.88	9.58	7.66	11.43
LEASING EXP	7	2.36	1.38	.20	2.51				
TOTAL PAYROLL	11	.58	.51	.35	.73				
TOTAL CONTRACT	14	1.47	1.26	.77	1.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10067	14
AVG SQFT/RETAIL TENANT	2460	6
AVG SQFT/OFFICE WORKER	242	10
AVG % OFFICE OCCUPANCY	89.7	14
AVG % RETAIL OCCUPANCY	93.7	6
AVG $ RATE YR-END RENT	23.55	8
AVG NET PRKNG INC/STALL	1212.74	7
RENTABLE/GROSS SQFT	.88	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.97	14
PAYROLL		
CONTRACT	.88	14
SUP/MAT/MISC	.06	10
TRASH REMOVAL	.05	14
REPR/MAINT TOTAL	1.91	14
PAYROLL	.29	10
ELEVATOR	.25	14
HVAC	.69	14
ELECTRICAL	.07	14
STRUCT/ROOF	.37	5
PLUMBING	.05	10
FIRE/LIFE SFTY	.02	9
OTHER MAINT/SUP	.50	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.67	14
ELECTRICAL	1.56	14
GAS	.24	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	9
RDS/GNDS/SEC TOTAL	.53	14
RDS/GNDS TOTAL	.07	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	6
RDS/GNDS OTHER	.05	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.49	14
SEC PAYROLL	.27	7
SEC CONTRACTS	.59	8
SEC OTHER	.12	5
ADMIN TOTAL	1.16	9
PAYROLL	.30	5
MGMT FEES	.94	6
PROF FEES	.11	7
GEN OFC EXP	.21	8
OTHER ADM EXP	.18	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.38	14
REAL ESTATE TAX	3.23	14
BUILDING INS	.07	14
PERS PROP TAX		
OTHER TAX	.12	9
LEASING EXPENSES	2.36	7
ADV/PROMOTION	.03	5
COMMISSIONS	.16	3
PROF FEES	1.10	3
TENANT ALTS	1.98	6
BUY-OUTS		
OTHER LEASING	.75	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.58	11
CLEANING		
REPAIR/MAINT	.29	10
RDS/GROUNDS		
SECURITY	.27	7
ADMINISTRATIVE	.30	5
TOTAL CONTRACTS	1.47	14
CLEANING	.88	14
REPAIR/MAINT	.55	6
RDS/GROUNDS	.06	6
SECURITY	.59	8
ADMINISTRATIVE	.77	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

All Electric Buildings

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	4,594,566 SQ. FT.				4,054,169 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					22.31	19.71	17.98	25.24
RETAIL AREA	9	24.97	19.27	15.50	27.54				
OTHER AREA	5	3.98	3.35	2.10	8.40				
TOTAL RENT	10	22.20	19.42	18.58	22.97				
NET PARKING INC	9	.70	.65	.30	1.08				
MISCELLANEOUS	7	.53	.20	.11	.30				
TOTAL INCOME	10	23.17	21.50	18.86	24.48				
EXPENSE									
CLEANING	10	1.07	1.03	.82	1.27	1.12	1.05	.99	1.50
REPAIR-MAINT	10	1.51	1.41	1.29	1.88	1.67	1.55	1.36	1.99
UTILITIES	10	2.15	2.01	1.95	2.48	2.24	2.19	1.99	2.48
RDS/GRNDS/SEC	10	.57	.60	.55	.72	.65	.65	.59	.85
ADMINISTRATIVE	10	.95	.90	.45	1.43	1.07	1.03	.52	1.53
TOTAL OPER EXP	10	6.25	6.40	5.24	6.80	7.08	7.07	5.61	8.23
FIXED EXPENSES	10	4.28	3.89	2.92	4.94	4.85	4.56	3.20	5.43
TOTAL OPER+FIX	10	10.53	10.00	9.30	11.42	11.93	11.34	9.95	13.27
LEASING EXP	8	1.16	.89	.33	1.99				
TOTAL PAYROLL	10	.84	.78	.72	1.01				
TOTAL CONTRACT	10	1.61	1.58	.91	2.01				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14605	9
AVG SQFT/RETAIL TENANT	1815	8
AVG SQFT/OFFICE WORKER	201	8
AVG % OFFICE OCCUPANCY	92.2	10
AVG % RETAIL OCCUPANCY	85.7	9
AVG $ RATE YR-END RENT	30.67	8
AVG NET PRKNG INC/STALL	1753.78	8
RENTABLE/GROSS SQFT	.88	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.06	9
PAYROLL	.06	2
CONTRACT	.92	9
SUP/MAT/MISC	.09	7
TRASH REMOVAL	.06	9
REPR/MAINT TOTAL	1.51	10
PAYROLL	.46	8
ELEVATOR	.26	10
HVAC	.39	10
ELECTRICAL	.08	9
STRUCT/ROOF	.10	6
PLUMBING	.05	9
FIRE/LIFE SFTY	.05	5
OTHER MAINT/SUP	.27	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.09	9
ELECTRICAL	1.89	9
GAS	.14	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	8
RDS/GNDS/SEC TOTAL	.57	10
RDS/GNDS TOTAL	.09	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	5
RDS/GNDS OTHER	.03	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.52	10
SEC PAYROLL	.17	7
SEC CONTRACTS	.45	8
SEC OTHER	.06	6
ADMIN TOTAL	.95	10
PAYROLL	.30	10
MGMT FEES	.71	6
PROF FEES	.05	9
GEN OFC EXP	.18	9
OTHER ADM EXP	.04	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.28	10
REAL ESTATE TAX	4.14	10
BUILDING INS	.08	10
PERS PROP TAX		
OTHER TAX	.13	5
LEASING EXPENSES	1.16	8
ADV/PROMOTION	.07	8
COMMISSIONS	.06	5
PROF FEES	.32	3
TENANT ALTS	1.03	7
BUY-OUTS		
OTHER LEASING	.02	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.84	10
CLEANING	.06	2
REPAIR/MAINT	.46	8
RDS/GROUNDS		
SECURITY	.17	7
ADMINISTRATIVE	.30	10
TOTAL CONTRACTS	1.61	10
CLEANING	.92	9
REPAIR/MAINT	.53	7
RDS/GROUNDS	.05	5
SECURITY	.45	8
ADMINISTRATIVE	.47	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	3,417,908 SQ. FT.				2,859,747 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					24.40	19.58	15.42	28.39
RETAIL AREA	4	26.13	22.56	15.62	33.55				
OTHER AREA	4	4.07	4.04	3.00	5.97				
TOTAL RENT	4	23.74	20.79	16.42	27.76				
NET PARKING INC	3	.39	.39						
MISCELLANEOUS	4	.09	.08	.05	.12				
TOTAL INCOME	4	24.15	21.04	16.92	28.12				
EXPENSE									
CLEANING	4	.83	.80	.77	.93	.93	.92	.85	1.01
REPAIR-MAINT	4	1.42	1.44	1.32	1.53	1.61	1.62	1.43	1.83
UTILITIES	4	1.37	1.34	1.27	1.55	1.40	1.42	1.28	1.61
RDS/GRNDS/SEC	4	.48	.47	.35	.61	.58	.56	.41	.77
ADMINISTRATIVE	4	1.17	1.13	.88	1.32	1.39	1.27	1.05	1.60
TOTAL OPER EXP	4	5.27	5.22	5.01	5.51	6.30	6.20	5.73	6.94
FIXED EXPENSES	4	3.03	3.08	2.42	3.65	3.62	3.65	2.78	4.80
TOTAL OPER+FIX	4	8.30	8.31	7.43	9.16	9.92	9.85	8.51	11.54
LEASING EXP									
TOTAL PAYROLL	4	.88	.91	.67	1.11				
TOTAL CONTRACT	4	.94	1.00	.89	1.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	27963	4
AVG SQFT/RETAIL TENANT	3254	4
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	91.9	4
AVG % RETAIL OCCUPANCY	92.3	4
AVG $ RATE YR-END RENT	24.11	2
AVG NET PRKNG INC/STALL	1099.18	3
RENTABLE/GROSS SQFT	.80	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.83	4
PAYROLL		
CONTRACT	.79	4
SUP/MAT/MISC	.02	4
TRASH REMOVAL	.02	4
REPR/MAINT TOTAL	1.42	4
PAYROLL	.38	4
ELEVATOR	.26	4
HVAC	.33	4
ELECTRICAL	.08	4
STRUCT/ROOF	.01	3
PLUMBING	.03	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.34	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.37	4
ELECTRICAL	1.07	4
GAS	.20	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	4
RDS/GNDS/SEC TOTAL	.48	4
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.48	4
SEC PAYROLL	.35	4
SEC CONTRACTS		
SEC OTHER	.13	4
ADMIN TOTAL	1.17	4
PAYROLL	.15	4
MGMT FEES	.83	2
PROF FEES	.06	4
GEN OFC EXP	.54	4
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.19	4
REAL ESTATE TAX	2.86	4
BUILDING INS	.08	4
PERS PROP TAX		
OTHER TAX	.25	4
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.88	4
CLEANING		
REPAIR/MAINT	.38	4
RDS/GROUNDS		
SECURITY	.35	4
ADMINISTRATIVE	.15	4
TOTAL CONTRACTS	.94	4
CLEANING	.79	4
REPAIR/MAINT	.22	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.47	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

All Electric Buildings

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	2,515,102 SQ. FT.				2,444,407 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	9					12.85	14.06	7.42	28.53
RETAIL AREA	5	8.15	15.19						
OTHER AREA									
TOTAL RENT	11	15.17	13.38	11.38	26.25				
NET PARKING INC	12	.30	.24	.11	.38				
MISCELLANEOUS	7	.69	1.47	.79	1.77				
TOTAL INCOME	11	16.00	13.83	12.28	27.15				
EXPENSE									
CLEANING	13	1.40	1.00	.73	1.30	1.40	1.01	.74	1.30
REPAIR-MAINT	13	1.78	1.81	1.27	2.48	1.82	1.82	1.28	2.48
UTILITIES	12	2.07	1.84	1.65	2.53	2.08	1.84	1.66	2.53
RDS/GRNDS/SEC	10	.46	.34	.27	.85	.48	.34	.29	.86
ADMINISTRATIVE	12	.77	.64	.45	1.59	.80	.67	.45	1.60
TOTAL OPER EXP	12	6.66	6.44	4.66	8.36	6.84	6.50	4.85	8.36
FIXED EXPENSES	13	3.09	2.92	1.57	4.41	3.18	3.16	1.64	4.44
TOTAL OPER+FIX	12	9.73	9.35	6.72	12.96	9.99	9.43	6.98	13.48
LEASING EXP	8	1.65	1.20	.56	2.60				
TOTAL PAYROLL	11	1.42	.85	.34	1.62				
TOTAL CONTRACT	13	1.35	1.26	.74	1.70				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10580	12
AVG SQFT/RETAIL TENANT	2462	6
AVG SQFT/OFFICE WORKER	213	8
AVG % OFFICE OCCUPANCY	91.2	12
AVG % RETAIL OCCUPANCY	99.7	6
AVG $ RATE YR-END RENT	19.33	10
AVG NET PRKNG INC/STALL	207.56	10
RENTABLE/GROSS SQFT	.88	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.40**	**13**
PAYROLL	1.22	3
CONTRACT	.62	13
SUP/MAT/MISC	.15	4
TRASH REMOVAL	.09	10
REPR/MAINT TOTAL	**1.78**	**13**
PAYROLL	.31	10
ELEVATOR	.11	12
HVAC	.27	12
ELECTRICAL	.19	13
STRUCT/ROOF	.34	5
PLUMBING	.13	7
FIRE/LIFE SFTY	.05	8
OTHER MAINT/SUP	.72	13

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.07**	**12**
ELECTRICAL	2.00	12
GAS	.02	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	6
RDS/GNDS/SEC TOTAL	**.46**	**10**
RDS/GNDS TOTAL	.14	10
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	8
RDS/GNDS OTHER	.17	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.32	10
SEC PAYROLL		
SEC CONTRACTS	.34	8
SEC OTHER	.13	3
ADMIN TOTAL	**.77**	**12**
PAYROLL	.22	4
MGMT FEES	.79	10
PROF FEES	.09	6
GEN OFC EXP	.04	10
OTHER ADM EXP	.20	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.09**	**13**
REAL ESTATE TAX	2.75	13
BUILDING INS	.05	13
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.65**	**8**
ADV/PROMOTION	.16	7
COMMISSIONS	.04	3
PROF FEES	.33	7
TENANT ALTS	1.24	7
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.42**	**11**
CLEANING	1.22	3
REPAIR/MAINT	.31	10
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.22	4
TOTAL CONTRACTS	**1.35**	**13**
CLEANING	.62	13
REPAIR/MAINT	.68	7
RDS/GROUNDS	.07	8
SECURITY	.34	8
ADMINISTRATIVE	.84	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	227,099 SQ. FT.				218,022 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					19.27	17.71		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	16.55	11.44						
NET PARKING INC	3	.07	.10						
MISCELLANEOUS									
TOTAL INCOME	3	17.21	13.01						
EXPENSE									
CLEANING	3	.80	.77			.80	.77		
REPAIR-MAINT	3	2.14	1.36			2.23	1.38		
UTILITIES	2	1.40	1.33			1.40	1.33		
RDS/GRNDS/SEC	2	.62	.54			.63	.55		
ADMINISTRATIVE	3	.71	.42			.74	.42		
TOTAL OPER EXP	2	5.38	5.00			5.42	5.15		
FIXED EXPENSES	3	2.20	1.50			2.30	1.52		
TOTAL OPER+FIX	2	6.50	6.11			6.57	6.18		
LEASING EXP	2	1.03	.84						
TOTAL PAYROLL	2	.95	.99						
TOTAL CONTRACT	3	1.15	1.48						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7862	3
AVG SQFT/RETAIL TENANT	1860	2
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	86.5	3
AVG % RETAIL OCCUPANCY	99.1	2
AVG $ RATE YR-END RENT	15.95	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.88	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.80**	**3**
PAYROLL		
CONTRACT	.76	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	**2.14**	**3**
PAYROLL	.55	2
ELEVATOR	.10	2
HVAC	.17	2
ELECTRICAL	.14	3
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	1.48	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.40**	**2**
ELECTRICAL	1.36	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	**.62**	**2**
RDS/GNDS TOTAL	.16	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.47	2
SEC PAYROLL		
SEC CONTRACTS	.47	2
SEC OTHER		
ADMIN TOTAL	**.71**	**3**
PAYROLL	.35	2
MGMT FEES	.57	2
PROF FEES		
GEN OFC EXP	.08	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.20**	**3**
REAL ESTATE TAX	2.18	3
BUILDING INS	.03	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.03**	**2**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.95**	**2**
CLEANING		
REPAIR/MAINT	.55	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.35	2
TOTAL CONTRACTS	**1.15**	**3**
CLEANING	.76	3
REPAIR/MAINT	.12	2
RDS/GROUNDS		
SECURITY	.47	2
ADMINISTRATIVE	.57	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Single Purpose Buildings

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	16 BLDS	4,006,594 SQ. FT.				3,662,075 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					26.21	25.46	24.01	28.03
RETAIL AREA	7	17.10	19.43	11.39	24.89				
OTHER AREA									
TOTAL RENT	7	26.82	25.00	23.05	28.06				
NET PARKING INC	9	.45	.50	.31	.61				
MISCELLANEOUS	3	.01	.01						
TOTAL INCOME	7	27.11	25.54	23.05	28.63				
EXPENSE									
CLEANING	16	1.29	1.34	1.01	1.63	1.30	1.34	1.02	1.64
REPAIR-MAINT	16	1.99	1.82	.99	2.07	2.02	1.84	1.03	2.07
UTILITIES	16	1.96	2.17	1.70	2.63	1.98	2.18	1.72	2.63
RDS/GRNDS/SEC	15	.87	.89	.42	1.07	.95	.92	.53	1.20
ADMINISTRATIVE	15	.61	.49	.31	1.19	.67	.60	.31	1.34
TOTAL OPER EXP	16	6.66	7.07	5.71	7.54	7.28	7.14	6.55	8.18
FIXED EXPENSES	15	4.73	4.39	2.83	5.75	5.22	4.48	3.42	5.90
TOTAL OPER+FIX	15	11.37	11.47	9.22	13.51	12.56	11.64	10.88	13.88
LEASING EXP	3	.27	.08						
TOTAL PAYROLL	15	2.05	1.71	.73	2.59				
TOTAL CONTRACT	16	1.38	1.64	.80	2.40				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	180506	14
AVG SQFT/RETAIL TENANT	3434	5
AVG SQFT/OFFICE WORKER	267	14
AVG % OFFICE OCCUPANCY	97.1	16
AVG % RETAIL OCCUPANCY	100.0	6
AVG $ RATE YR-END RENT	28.71	2
AVG NET PRKNG INC/STALL	620.40	8
RENTABLE/GROSS SQFT	.82	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.29**	**16**
PAYROLL	.97	7
CONTRACT	.72	16
SUP/MAT/MISC	.07	13
TRASH REMOVAL	.08	15
REPR/MAINT TOTAL	**1.99**	**16**
PAYROLL	1.13	12
ELEVATOR	.23	16
HVAC	.30	16
ELECTRICAL	.19	15
STRUCT/ROOF	.11	6
PLUMBING	.10	12
FIRE/LIFE SFTY	.04	14
OTHER MAINT/SUP	.26	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.96**	**16**
ELECTRICAL	1.65	16
GAS	.28	12
FUEL OIL	.14	4
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	10
RDS/GNDS/SEC TOTAL	**.87**	**15**
RDS/GNDS TOTAL	.21	11
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	9
RDS/GNDS OTHER	.10	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.75	15
SEC PAYROLL	.52	7
SEC CONTRACTS	.49	14
SEC OTHER	.11	3
ADMIN TOTAL	**.61**	**15**
PAYROLL	.42	12
MGMT FEES	.79	4
PROF FEES	.06	7
GEN OFC EXP	.06	11
OTHER ADM EXP	.01	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.88**	**14**
REAL ESTATE TAX	4.48	14
BUILDING INS	.07	12
PERS PROP TAX		
OTHER TAX	1.14	3
LEASING EXPENSES	**.27**	**3**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.05**	**15**
CLEANING	.97	7
REPAIR/MAINT	1.13	12
RDS/GROUNDS		
SECURITY	.52	7
ADMINISTRATIVE	.42	12
TOTAL CONTRACTS	**1.38**	**16**
CLEANING	.72	16
REPAIR/MAINT	.92	3
RDS/GROUNDS	.06	9
SECURITY	.49	14
ADMINISTRATIVE	.43	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	217,755 SQ. FT.				215,655 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.68	1.34			1.68	1.34		
REPAIR-MAINT	3	1.48	1.87			1.50	1.93		
UTILITIES	3	2.86	2.78			2.86	2.78		
RDS/GRNDS/SEC	3	.50	.16			.51	.16		
ADMINISTRATIVE	3	1.02	.94			1.02	.98		
TOTAL OPER EXP	3	7.55	7.31			7.62	7.31		
FIXED EXPENSES	3	4.57	4.74			4.61	4.74		
TOTAL OPER+FIX	3	12.12	11.84			12.24	11.84		
LEASING EXP									
TOTAL PAYROLL	3	1.23	1.71						
TOTAL CONTRACT	3	2.60	2.45						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	78532	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	218	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.75	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.68**	**3**
PAYROLL		
CONTRACT	1.37	3
SUP/MAT/MISC	.17	3
TRASH REMOVAL	.15	3
REPR/MAINT TOTAL	**1.48**	**3**
PAYROLL		
ELEVATOR	.16	3
HVAC	.37	3
ELECTRICAL	.18	3
STRUCT/ROOF		
PLUMBING	.04	2
FIRE/LIFE SFTY	.08	2
OTHER MAINT/SUP	.42	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.86**	**3**
ELECTRICAL	2.50	3
GAS	.15	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.19	2
RDS/GNDS/SEC TOTAL	**.50**	**3**
RDS/GNDS TOTAL	.09	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	3
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.41	3
SEC PAYROLL		
SEC CONTRACTS	.63	2
SEC OTHER		
ADMIN TOTAL	**1.02**	**3**
PAYROLL	.96	3
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.55**	**3**
REAL ESTATE TAX	4.19	3
BUILDING INS	.18	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.23**	**3**
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.96	3
TOTAL CONTRACTS	**2.60**	**3**
CLEANING	1.37	3
REPAIR/MAINT		
RDS/GROUNDS	.09	3
SECURITY	.63	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Single Purpose Buildings

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	767,686 SQ. FT.				677,172 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					25.39	25.46		
RETAIL AREA	2	7.03	12.30						
OTHER AREA									
TOTAL RENT	3	28.49	24.25						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	28.63	24.25						
EXPENSE									
CLEANING	4	1.42	1.44	1.10	1.88	1.44	1.49	1.15	1.88
REPAIR-MAINT	4	1.12	.99	.86	1.26	1.14	1.03	.86	1.30
UTILITIES	4	2.06	2.18	1.78	2.18	2.09	2.18	1.78	2.26
RDS/GRNDS/SEC	3	.84	.87			.99	.93		
ADMINISTRATIVE	3	.85	.51			.98	.55		
TOTAL OPER EXP	4	5.92	5.25	4.54	6.83	6.71	5.45	4.61	8.59
FIXED EXPENSES	4	4.58	3.32	1.35	6.35	5.19	3.50	1.39	8.24
TOTAL OPER+FIX	4	10.50	8.50	5.89	13.18	11.90	8.95	6.00	16.83
LEASING EXP	2	.68	.73						
TOTAL PAYROLL	3	.81	.62						
TOTAL CONTRACT	4	1.57	1.49	.60	2.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	112862	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	234	3
AVG % OFFICE OCCUPANCY	100.0	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.81	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.42	4
PAYROLL		
CONTRACT	1.02	4
SUP/MAT/MISC	.18	2
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	1.12	4
PAYROLL	.38	3
ELEVATOR	.18	4
HVAC	.25	4
ELECTRICAL	.08	3
STRUCT/ROOF		
PLUMBING	.07	3
FIRE/LIFE SFTY	.06	3
OTHER MAINT/SUP	.23	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.06	4
ELECTRICAL	1.83	4
GAS	.22	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.15	2
RDS/GNDS/SEC TOTAL	.84	3
RDS/GNDS TOTAL	.10	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	2
RDS/GNDS OTHER	.11	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.74	3
SEC PAYROLL		
SEC CONTRACTS	.70	3
SEC OTHER		
ADMIN TOTAL	.85	3
PAYROLL		
MGMT FEES	.70	3
PROF FEES	.08	3
GEN OFC EXP	.02	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	5.37	3
REAL ESTATE TAX	5.29	3
BUILDING INS	.08	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.68	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.81	3
CLEANING		
REPAIR/MAINT	.38	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.57	4
CLEANING	1.02	4
REPAIR/MAINT		
RDS/GROUNDS	.05	2
SECURITY	.70	3
ADMINISTRATIVE	.78	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,200,008 SQ. FT.				1,152,042 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					25.16	25.33		
RETAIL AREA	2	23.51	26.02						
OTHER AREA									
TOTAL RENT	2	24.46	24.78						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	24.83	25.19						
EXPENSE									
CLEANING	3	.94	.99			.96	1.01		
REPAIR-MAINT	3	2.64	1.88			2.70	1.88		
UTILITIES	3	1.89	1.90			1.91	1.90		
RDS/GRNDS/SEC	3	1.03	1.07			1.08	1.07		
ADMINISTRATIVE	3	.85	.67			.88	.67		
TOTAL OPER EXP	3	7.35	7.07			7.66	7.20		
FIXED EXPENSES	2	4.14	4.39			4.40	4.55		
TOTAL OPER+FIX	2	11.74	11.93			12.46	12.56		
LEASING EXP									
TOTAL PAYROLL	3	1.94	1.71						
TOTAL CONTRACT	3	1.35	1.64						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	178408	3
AVG SQFT/RETAIL TENANT	5301	2
AVG SQFT/OFFICE WORKER	340	3
AVG % OFFICE OCCUPANCY	92.9	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.87	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.94	3
PAYROLL		
CONTRACT	.77	3
SUP/MAT/MISC	.02	2
TRASH REMOVAL	.10	3
REPR/MAINT TOTAL	2.64	3
PAYROLL	1.44	2
ELEVATOR	.37	3
HVAC	.40	3
ELECTRICAL	.39	3
STRUCT/ROOF	.05	2
PLUMBING	.14	3
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.34	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.89	3
ELECTRICAL	1.54	3
GAS	.30	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	2
RDS/GNDS/SEC TOTAL	1.03	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.01	3
SEC PAYROLL		
SEC CONTRACTS	.55	3
SEC OTHER		
ADMIN TOTAL	.85	3
PAYROLL	.80	2
MGMT FEES		
PROF FEES	.07	2
GEN OFC EXP	.02	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.14	2
REAL ESTATE TAX	3.52	2
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.94	3
CLEANING		
REPAIR/MAINT	1.44	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.80	2
TOTAL CONTRACTS	1.35	3
CLEANING	.77	3
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.55	3
ADMINISTRATIVE	.80	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Single Purpose Buildings

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,493,114 SQ. FT.				1,432,526 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					18.45	13.61	11.81	20.65
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	18.25	13.25	11.55	20.55				
NET PARKING INC									
MISCELLANEOUS	2	2.22	2.37						
TOTAL INCOME	4	19.57	16.08	12.01	23.12				
EXPENSE									
CLEANING	6	1.06	1.16	.72	1.38	1.06	1.16	.72	1.38
REPAIR-MAINT	6	2.31	2.39	.88	3.36	2.31	2.39	.88	3.36
UTILITIES	6	2.25	2.32	2.31	2.45	2.25	2.32	2.31	2.45
RDS/GRNDS/SEC	4	.62	.63	.31	.89	.69	.71	.37	.91
ADMINISTRATIVE	6	.62	.66	.48	1.07	.64	.66	.48	1.07
TOTAL OPER EXP	6	7.76	8.16	7.11	9.05	8.06	8.39	7.11	9.06
FIXED EXPENSES	5	3.19	1.77	.89	4.74	3.21	1.77	.92	4.74
TOTAL OPER + FIX	5	11.84	10.82	9.56	12.62	11.91	10.82	9.79	12.62
LEASING EXP									
TOTAL PAYROLL	5	2.00	2.12	.99	3.38				
TOTAL CONTRACT	6	1.86	1.52	.74	2.32				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	164972	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	222	4
AVG % OFFICE OCCUPANCY	97.7	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.81	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.95	5
PAYROLL	.23	3
CONTRACT	.67	5
SUP/MAT/MISC	.10	4
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	2.31	6
PAYROLL	.73	3
ELEVATOR	.08	6
HVAC	.40	6
ELECTRICAL	.28	6
STRUCT/ROOF	.27	3
PLUMBING	.18	6
FIRE/LIFE SFTY	.04	4
OTHER MAINT/SUP	.80	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.25	6
ELECTRICAL	1.95	6
GAS	.14	5
FUEL OIL	.25	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.15	4
RDS/GNDS/SEC TOTAL	.62	4
RDS/GNDS TOTAL	.42	4
RDS/GNDS PAYRL	.47	2
RDS/GNDS CONTR	.15	4
RDS/GNDS OTHER	.09	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.21	4
SEC PAYROLL		
SEC CONTRACTS	.19	4
SEC OTHER	.02	3
ADMIN TOTAL	.62	6
PAYROLL	.45	5
MGMT FEES	.42	2
PROF FEES	.05	3
GEN OFC EXP	.03	4
OTHER ADM EXP	.16	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.19	5
REAL ESTATE TAX	2.50	5
BUILDING INS	.06	4
PERS PROP TAX		
OTHER TAX	.87	3
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.00	5
CLEANING	.23	3
REPAIR/MAINT	.73	3
RDS/GROUNDS	.47	2
SECURITY		
ADMINISTRATIVE	.45	5
TOTAL CONTRACTS	1.86	6
CLEANING	.67	5
REPAIR/MAINT	.95	2
RDS/GROUNDS	.15	4
SECURITY	.19	4
ADMINISTRATIVE	.23	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	823,049 SQ. FT.				762,461 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					19.20	13.71		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	18.95	12.99						
NET PARKING INC									
MISCELLANEOUS	2	2.22	2.37						
TOTAL INCOME	3	20.47	18.64						
EXPENSE									
CLEANING	4	1.09	1.05	.61	1.51	1.09	1.05	.61	1.51
REPAIR-MAINT	4	2.28	2.78	1.54	3.62	2.28	2.78	1.54	3.62
UTILITIES	4	2.00	2.31	1.84	2.32	2.00	2.31	1.84	2.32
RDS/GRNDS/SEC	3	.69	.80			.77	.84		
ADMINISTRATIVE	4	.61	.66	.44	.91	.66	.68	.48	.93
TOTAL OPER EXP	4	7.18	8.38	5.72	9.34	7.75	8.59	6.39	9.34
FIXED EXPENSES	3	1.30	.90			1.32	.95		
TOTAL OPER + FIX	3	10.18	10.51			10.32	10.51		
LEASING EXP									
TOTAL PAYROLL	3	1.91	2.80						
TOTAL CONTRACT	4	1.50	1.21	.80	2.00				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	185096	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	226	3
AVG % OFFICE OCCUPANCY	97.4	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.79	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.85	3
PAYROLL	.55	2
CONTRACT	.50	3
SUP/MAT/MISC	.11	2
TRASH REMOVAL		
REPR/MAINT TOTAL	2.28	4
PAYROLL	1.68	2
ELEVATOR	.07	4
HVAC	.61	4
ELECTRICAL	.29	4
STRUCT/ROOF	.27	3
PLUMBING	.13	4
FIRE/LIFE SFTY	.06	3
OTHER MAINT/SUP	.35	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.50	4
ELECTRICAL	1.61	4
GAS	.22	3
FUEL OIL	.25	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.19	2
RDS/GNDS/SEC TOTAL	.69	3
RDS/GNDS TOTAL	.46	3
RDS/GNDS PAYRL	.47	2
RDS/GNDS CONTR	.16	3
RDS/GNDS OTHER	.12	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	3
SEC PAYROLL		
SEC CONTRACTS	.21	3
SEC OTHER	.02	3
ADMIN TOTAL	.61	4
PAYROLL	.51	3
MGMT FEES	.42	2
PROF FEES	.05	3
GEN OFC EXP	.03	3
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.30	3
REAL ESTATE TAX	1.18	3
BUILDING INS	.07	3
PERS PROP TAX		
OTHER TAX	.10	2
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.91	3
CLEANING	.55	2
REPAIR/MAINT	1.66	2
RDS/GROUNDS	.47	2
SECURITY		
ADMINISTRATIVE	.51	3
TOTAL CONTRACTS	1.50	4
CLEANING	.50	3
REPAIR/MAINT		
RDS/GROUNDS	.16	3
SECURITY	.21	3
ADMINISTRATIVE	.23	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Canada Private Sector: National Cross-Tabulations

Age/Height Analyses
Age/Size Analyses
Location/Size Analyses
Occupancy/Location Analyses

Age/Height Analysis

0-9 YEARS LESS THAN 5 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,004,415 SQ. FT.				1,004,415 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					21.59	19.78		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	21.59	19.78						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	21.73	19.97						
EXPENSE									
CLEANING	3	1.13	.98			1.13	.98		
REPAIR-MAINT	3	2.19	2.19			2.19	2.19		
UTILITIES	3	2.23	2.31			2.23	2.31		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.54	.59			.54	.59		
TOTAL OPER EXP	3	8.07	8.65			8.07	8.65		
FIXED EXPENSES	3	3.51	1.77			3.51	1.77		
TOTAL OPER + FIX	3	11.57	10.82			11.57	10.82		
LEASING EXP									
TOTAL PAYROLL	2	1.72	1.19						
TOTAL CONTRACT	3	2.27	2.32						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	47046	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	342	2
AVG % OFFICE OCCUPANCY	90.4	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.85	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.95	2
PAYROLL		
CONTRACT	.75	2
SUP/MAT/MISC	.09	2
TRASH REMOVAL	.06	2
REPR/MAINT TOTAL	2.19	3
PAYROLL	.24	2
ELEVATOR	.10	3
HVAC	.37	3
ELECTRICAL	.35	3
STRUCT/ROOF	.03	2
PLUMBING	.19	3
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.96	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.23	3
ELECTRICAL	1.98	3
GAS	.10	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.15	3
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.54	3
PAYROLL	.18	2
MGMT FEES	.52	2
PROF FEES		
GEN OFC EXP	.06	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.51	3
REAL ESTATE TAX	2.70	3
BUILDING INS	.08	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.72	2
CLEANING		
REPAIR/MAINT	.24	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.18	2
TOTAL CONTRACTS	2.27	3
CLEANING	.75	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.53	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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0-9 YEARS 5-9 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	11 BLDS	1,527,734 SQ. FT.				1,385,949 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					26.08	26.53	20.37	32.64
RETAIL AREA	3	28.35	23.08						
OTHER AREA									
TOTAL RENT	9	26.21	28.33	18.33	30.62				
NET PARKING INC	7	.47	.42	.15	.77				
MISCELLANEOUS	8	.54	.29	.13	.96				
TOTAL INCOME	9	27.13	30.14	18.78	31.06				
EXPENSE									
CLEANING	11	1.09	1.29	1.02	1.34	1.11	1.31	1.02	1.39
REPAIR-MAINT	11	1.29	1.12	.75	1.73	1.37	1.35	.75	1.96
UTILITIES	11	2.13	1.91	1.63	2.95	2.13	1.91	1.63	2.95
RDS/GRNDS/SEC	10	.65	.41	.16	.75	.71	.49	.20	.76
ADMINISTRATIVE	11	1.52	1.71	1.52	1.78	1.68	1.71	1.61	1.94
TOTAL OPER EXP	11	6.67	7.11	6.07	7.65	7.35	7.24	6.31	8.56
FIXED EXPENSES	9	4.32	4.74	3.46	5.50	4.62	4.74	3.67	5.96
TOTAL OPER + FIX	9	11.61	11.84	10.26	12.97	12.41	11.84	10.72	14.07
LEASING EXP	5	3.62	.66	.11	14.65				
TOTAL PAYROLL	9	.77	.73	.42	1.71				
TOTAL CONTRACT	10	1.79	1.37	1.26	1.87				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12443	11
AVG SQFT/RETAIL TENANT	2915	5
AVG SQFT/OFFICE WORKER	215	6
AVG % OFFICE OCCUPANCY	97.0	11
AVG % RETAIL OCCUPANCY	96.3	5
AVG $ RATE YR-END RENT	24.64	7
AVG NET PRKNG INC/STALL	218.16	5
RENTABLE/GROSS SQFT	.83	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.12	10
PAYROLL		
CONTRACT	1.00	10
SUP/MAT/MISC	.12	7
TRASH REMOVAL	.06	9
REPR/MAINT TOTAL	1.33	10
PAYROLL	.41	4
ELEVATOR	.11	10
HVAC	.43	10
ELECTRICAL	.11	10
STRUCT/ROOF	.36	4
PLUMBING	.07	8
FIRE/LIFE SFTY	.04	5
OTHER MAINT/SUP	.33	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.18	10
ELECTRICAL	1.09	10
GAS	.21	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.14	7
RDS/GNDS/SEC TOTAL	.64	9
RDS/GNDS TOTAL	.19	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	4
RDS/GNDS OTHER	.13	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.48	9
SEC PAYROLL	.16	2
SEC CONTRACTS	.43	9
SEC OTHER	.04	2
ADMIN TOTAL	1.52	10
PAYROLL	.67	7
MGMT FEES	1.25	7
PROF FEES	.04	4
GEN OFC EXP	.12	6
OTHER ADM EXP	.04	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.46	8
REAL ESTATE TAX	4.26	8
BUILDING INS	.09	7
PERS PROP TAX		
OTHER TAX	.24	3
LEASING EXPENSES	3.62	5
ADV/PROMOTION	.05	3
COMMISSIONS	.06	2
PROF FEES	1.26	3
TENANT ALTS	5.17	3
BUY-OUTS		
OTHER LEASING	.14	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.77	9
CLEANING		
REPAIR/MAINT	.41	4
RDS/GROUNDS		
SECURITY	.16	2
ADMINISTRATIVE	.67	7
TOTAL CONTRACTS	1.79	10
CLEANING	1.00	10
REPAIR/MAINT	.74	3
RDS/GROUNDS	.10	4
SECURITY	.43	9
ADMINISTRATIVE	1.00	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

0-9 YEARS 10-19 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	22 BLDS	4,766,883 SQ. FT.				4,462,636 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	22					25.89	25.49	21.04	28.16
RETAIL AREA	16	35.55	28.95	22.95	39.75				
OTHER AREA	5	4.90	5.44	3.75	7.41				
TOTAL RENT	22	25.72	24.50	20.40	29.79				
NET PARKING INC	21	.77	.79	.39	1.35				
MISCELLANEOUS	9	.18	.05	.03	.26				
TOTAL INCOME	22	26.54	25.04	21.28	30.03				
EXPENSE									
CLEANING	22	1.01	1.02	.86	1.16	1.04	1.05	.88	1.16
REPAIR-MAINT	22	1.31	1.23	1.11	1.47	1.36	1.26	1.20	1.58
UTILITIES	21	1.58	1.54	1.21	1.87	1.61	1.54	1.29	1.87
RDS/GRNDS/SEC	21	.62	.59	.41	.67	.66	.60	.46	.72
ADMINISTRATIVE	22	.99	1.07	.72	1.40	1.06	1.09	.74	1.40
TOTAL OPER EXP	21	5.49	5.72	5.00	6.29	5.86	5.91	5.24	6.52
FIXED EXPENSES	22	4.96	4.44	3.76	5.39	5.30	4.64	4.13	5.98
TOTAL OPER+FIX	21	10.47	10.25	8.80	11.74	11.18	10.71	9.33	12.27
LEASING EXP	17	2.07	1.01	.30	2.96				
TOTAL PAYROLL	20	.76	.64	.40	.82				
TOTAL CONTRACT	22	1.73	1.79	1.36	2.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15560	22
AVG SQFT/RETAIL TENANT	2132	17
AVG SQFT/OFFICE WORKER	263	15
AVG % OFFICE OCCUPANCY	90.0	22
AVG % RETAIL OCCUPANCY	94.4	17
AVG $ RATE YR-END RENT	25.61	21
AVG NET PRKNG INC/STALL	871.19	18
RENTABLE/GROSS SQFT	.90	14

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.01**	**22**	**UTILITIES TOTAL**	**1.58**	**21**	SECURITY TOTAL	.52	21	**FIXED EXP TOTAL**	**4.97**	**22**	**TOTAL PAYROLL**	**.76**	**20**
PAYROLL	.07	6	ELECTRICAL	1.38	21	SEC PAYROLL	.21	7	REAL ESTATE TAX	4.69	22	CLEANING	.07	6
CONTRACT	.88	22	GAS	.14	15	SEC CONTRACTS	.50	20	BUILDING INS	.07	21	REPAIR/MAINT	.43	18
SUP/MAT/MISC	.06	17	FUEL OIL	.01	5	SEC OTHER	.10	6	PERS PROP TAX			RDS/GROUNDS	.08	3
TRASH REMOVAL	.08	20	PURCH STEAM			**ADMIN TOTAL**	**.99**	**21**	OTHER TAX	.38	8	SECURITY	.21	7
REPR/MAINT TOTAL	**1.31**	**22**	PURCH CH WTR			PAYROLL	.34	16	**LEASING EXPENSES**	**2.07**	**17**	ADMINISTRATIVE	.34	16
PAYROLL	.43	18	COAL			MGMT FEES	.63	18	ADV/PROMOTION	.03	12	**TOTAL CONTRACTS**	**1.73**	**22**
ELEVATOR	.20	21	WATER/SEWER	.09	19	PROF FEES	.05	16	COMMISSIONS	.07	5	CLEANING	.88	22
HVAC	.25	21	**RDS/GNDS/SEC TOTAL**	**.62**	**21**	GEN OFC EXP	.17	19	PROF FEES	.35	10	REPAIR/MAINT	.49	16
ELECTRICAL	.08	21	RDS/GNDS TOTAL	.17	15	OTHER ADM EXP	.07	15	TENANT ALTS	1.70	14	RDS/GROUNDS	.13	14
STRUCT/ROOF	.05	14	RDS/GNDS PAYRL	.08	3				BUY-OUTS			SECURITY	.50	20
PLUMBING	.03	20	RDS/GNDS CONTR	.13	14				OTHER LEASING	.11	7	ADMINISTRATIVE	.52	20
FIRE/LIFE SFTY	.06	14	RDS/GNDS OTHER	.03	7									
OTHER MAINT/SUP	.35	21												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

0-9 YEARS 20-29 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	10 BLDS	4,406,050 SQ. FT.				4,161,135 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					29.02	28.59	19.11	38.23
RETAIL AREA	9	34.66	26.73	20.38	54.12				
OTHER AREA	4	10.47	10.74	10.20	13.94				
TOTAL RENT	9	29.08	28.47	18.92	37.27				
NET PARKING INC	7	1.12	.90	.79	1.15				
MISCELLANEOUS	8	.26	.20	.11	.32				
TOTAL INCOME	9	30.19	29.37	20.18	39.03				
EXPENSE									
CLEANING	10	1.10	1.08	.81	1.21	1.13	1.12	.82	1.21
REPAIR-MAINT	10	1.28	1.29	.88	1.47	1.34	1.35	.89	1.53
UTILITIES	10	1.65	1.60	1.21	2.04	1.66	1.60	1.21	2.05
RDS/GRNDS/SEC	9	.47	.39	.32	.53	.50	.41	.33	.56
ADMINISTRATIVE	10	1.11	1.31	.79	1.37	1.18	1.40	.80	1.47
TOTAL OPER EXP	10	5.57	5.60	3.98	6.39	5.90	5.93	4.22	6.83
FIXED EXPENSES	10	5.66	4.85	2.92	8.83	6.00	5.11	3.12	9.27
TOTAL OPER+FIX	10	11.23	9.25	8.61	14.63	11.90	9.96	8.78	15.77
LEASING EXP	8	1.45	1.91	.25	2.49				
TOTAL PAYROLL	10	.67	.62	.30	.75				
TOTAL CONTRACT	10	1.38	1.21	.90	1.78				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18832	10
AVG SQFT/RETAIL TENANT	2432	9
AVG SQFT/OFFICE WORKER	301	5
AVG % OFFICE OCCUPANCY	92.3	10
AVG % RETAIL OCCUPANCY	94.7	9
AVG $ RATE YR-END RENT	27.54	8
AVG NET PRKNG INC/STALL	1901.85	6
RENTABLE/GROSS SQFT	.88	9

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.10**	**10**	**UTILITIES TOTAL**	**1.65**	**10**	SECURITY TOTAL	.39	9	**FIXED EXP TOTAL**	**5.66**	**10**	**TOTAL PAYROLL**	**.67**	**10**
PAYROLL	.13	7	ELECTRICAL	1.50	10	SEC PAYROLL	.05	4	REAL ESTATE TAX	5.14	10	CLEANING	.13	7
CONTRACT	.85	10	GAS	.07	9	SEC CONTRACTS	.35	9	BUILDING INS	.09	10	REPAIR/MAINT	.38	10
SUP/MAT/MISC	.10	9	FUEL OIL			SEC OTHER	.04	4	PERS PROP TAX			RDS/GROUNDS	.02	2
TRASH REMOVAL	.08	9	PURCH STEAM			**ADMIN TOTAL**	**1.11**	**10**	OTHER TAX	.78	5	SECURITY	.05	4
REPR/MAINT TOTAL	**1.28**	**10**	PURCH CH WTR			PAYROLL	.20	9	**LEASING EXPENSES**	**1.45**	**8**	ADMINISTRATIVE	.20	9
PAYROLL	.38	10	COAL			MGMT FEES	.79	9	ADV/PROMOTION	.04	4	**TOTAL CONTRACTS**	**1.30**	**10**
ELEVATOR	.28	10	WATER/SEWER	.08	8	PROF FEES	.07	10	COMMISSIONS			CLEANING	.85	10
HVAC	.27	10	**RDS/GNDS/SEC TOTAL**	**.47**	**9**	GEN OFC EXP	.11	9	PROF FEES	.28	8	REPAIR/MAINT	.44	3
ELECTRICAL	.07	9	RDS/GNDS TOTAL	.08	9	OTHER ADM EXP	.03	8	TENANT ALTS	1.04	7	RDS/GROUNDS	.09	8
STRUCT/ROOF	.06	5	RDS/GNDS PAYRL	.02	2				BUY-OUTS	.52	2	SECURITY	.35	9
PLUMBING	.03	9	RDS/GNDS CONTR	.09	8				OTHER LEASING	.34	4	ADMINISTRATIVE	.81	10
FIRE/LIFE SFTY	.02	8	RDS/GNDS OTHER											
OTHER MAINT/SUP	.22	10												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

0-9 YEARS 30-39 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	2,516,829 SQ. FT.				2,226,225 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					28.58	27.16		
RETAIL AREA	2	36.31	31.12						
OTHER AREA									
TOTAL RENT	2	28.23	26.62						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	29.42	27.51						
EXPENSE									
CLEANING	4	1.10	1.01	.81	1.23	1.17	1.08	.85	1.33
REPAIR-MAINT	4	1.64	1.09	.94	2.71	1.82	1.25	1.08	2.85
UTILITIES	4	1.64	1.57	1.46	1.76	1.75	1.75	1.59	1.82
RDS/GRNDS/SEC	4	.58	.48	.32	.89	.66	.55	.38	.98
ADMINISTRATIVE	4	.50	.51	.23	.78	.57	.58	.27	.84
TOTAL OPER EXP	4	5.47	4.98	4.31	6.82	6.18	5.73	4.99	7.47
FIXED EXPENSES	4	5.31	3.23	2.18	6.62	6.00	3.84	2.36	7.54
TOTAL OPER+FIX	4	10.78	9.36	7.54	12.39	12.18	10.90	8.81	13.56
LEASING EXP	2	.06	.10						
TOTAL PAYROLL	4	1.17	.85	.53	1.96				
TOTAL CONTRACT	4	1.41	1.42	.98	1.64				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	37296	4
AVG SQFT/RETAIL TENANT	2183	3
AVG SQFT/OFFICE WORKER	257	4
AVG % OFFICE OCCUPANCY	90.5	4
AVG % RETAIL OCCUPANCY	95.9	3
AVG $ RATE YR-END RENT	21.62	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.85	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.10	4
PAYROLL		
CONTRACT	.96	4
SUP/MAT/MISC	.05	3
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	1.64	4
PAYROLL	.71	4
ELEVATOR	.26	4
HVAC	.21	4
ELECTRICAL	.19	4
STRUCT/ROOF	.01	3
PLUMBING	.07	4
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.18	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.64	4
ELECTRICAL	1.43	3
GAS	.15	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.28	4
RDS/GNDS/SEC TOTAL	.58	4
RDS/GNDS TOTAL	.05	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.54	4
SEC PAYROLL	.48	2
SEC CONTRACTS	.27	4
SEC OTHER	.05	3
ADMIN TOTAL	.50	4
PAYROLL	.29	2
MGMT FEES	.23	2
PROF FEES	.09	3
GEN OFC EXP	.08	4
OTHER ADM EXP	.10	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	5.31	4
REAL ESTATE TAX	4.81	4
BUILDING INS	.12	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.06	2
ADV/PROMOTION		
COMMISSIONS	.01	2
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	.05	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.17	4
CLEANING		
REPAIR/MAINT	.71	4
RDS/GROUNDS		
SECURITY	.48	2
ADMINISTRATIVE	.29	2
TOTAL CONTRACTS	1.41	4
CLEANING	.96	4
REPAIR/MAINT	.34	2
RDS/GROUNDS	.04	2
SECURITY	.27	4
ADMINISTRATIVE	.26	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS LESS THAN 5 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	193,061 SQ. FT.				173,679 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					9.37	10.56	6.60	12.63
RETAIL AREA	2	15.99	16.86						
OTHER AREA									
TOTAL RENT	4	10.05	10.74	8.76	12.63				
NET PARKING INC	3	.49	.41						
MISCELLANEOUS	2	.11	.19						
TOTAL INCOME	4	10.53	11.05	9.35	12.84				
EXPENSE									
CLEANING	4	.92	.95	.85	1.12	1.03	1.08	.99	1.16
REPAIR-MAINT	4	1.43	1.51	1.14	1.59	1.59	1.53	1.26	1.69
UTILITIES	4	1.31	1.36	1.09	1.90	1.31	1.36	1.09	1.90
RDS/GRNDS/SEC	4	.37	.30	.14	.46	.41	.30	.15	.49
ADMINISTRATIVE	4	.59	.62	.42	1.02	.65	.62	.45	1.21
TOTAL OPER EXP	4	4.63	4.56	4.49	5.26	5.15	5.46	4.76	5.93
FIXED EXPENSES	3	1.87	1.81			2.13	1.95		
TOTAL OPER+FIX	3	6.52	6.89			7.43	7.74		
LEASING EXP	4	1.37	.27	.13	1.34				
TOTAL PAYROLL	4	.48	.45	.36	.74				
TOTAL CONTRACT	4	1.81	1.87	1.42	1.99				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6073	4
AVG SQFT/RETAIL TENANT	3876	2
AVG SQFT/OFFICE WORKER	297	2
AVG % OFFICE OCCUPANCY	83.9	4
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	12.81	4
AVG NET PRKNG INC/STALL	405.62	3
RENTABLE/GROSS SQFT	.98	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.92	4
PAYROLL	.11	3
CONTRACT	.81	4
SUP/MAT/MISC	.02	4
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	1.43	4
PAYROLL	.38	4
ELEVATOR	.09	4
HVAC	.35	4
ELECTRICAL	.12	4
STRUCT/ROOF	.05	4
PLUMBING	.03	4
FIRE/LIFE SFTY	.04	2
OTHER MAINT/SUP	.39	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.31	4
ELECTRICAL	1.01	4
GAS	.24	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	.37	4
RDS/GNDS TOTAL	.07	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	4
SEC PAYROLL	.03	3
SEC CONTRACTS	.35	3
SEC OTHER		
ADMIN TOTAL	.59	4
PAYROLL	.07	3
MGMT FEES	.35	3
PROF FEES	.03	3
GEN OFC EXP	.06	4
OTHER ADM EXP	.18	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.87	3
REAL ESTATE TAX	1.81	3
BUILDING INS	.06	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.37	4
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.28	2
TENANT ALTS	1.75	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.48	4
CLEANING	.11	3
REPAIR/MAINT	.38	4
RDS/GROUNDS		
SECURITY	.03	3
ADMINISTRATIVE	.07	3
TOTAL CONTRACTS	1.81	4
CLEANING	.81	4
REPAIR/MAINT	.66	4
RDS/GROUNDS	.11	3
SECURITY	.35	3
ADMINISTRATIVE	.38	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

10-19 YEARS 5-9 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	12 BLDS	1,223,078 SQ. FT.				1,195,245 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					15.28	11.96	10.04	18.24
RETAIL AREA	3	14.99	17.57						
OTHER AREA									
TOTAL RENT	12	14.97	11.97	10.13	18.07				
NET PARKING INC	8	.71	.67	.39	1.00				
MISCELLANEOUS	7	.27	.07	.03	.17				
TOTAL INCOME	12	15.62	12.80	11.13	18.45				
EXPENSE									
CLEANING	12	.94	.89	.76	1.10	.96	.90	.76	1.16
REPAIR-MAINT	12	1.29	1.17	.77	1.53	1.31	1.19	.85	1.55
UTILITIES	12	1.51	1.42	1.25	1.83	1.51	1.42	1.25	1.83
RDS/GRNDS/SEC	12	.26	.23	.05	.39	.27	.23	.05	.39
ADMINISTRATIVE	12	.78	.76	.57	1.10	.80	.80	.57	1.13
TOTAL OPER EXP	12	4.79	4.37	4.25	5.25	4.90	4.67	4.25	5.71
FIXED EXPENSES	12	2.54	2.07	1.71	4.20	2.60	2.13	1.78	4.26
TOTAL OPER+FIX	12	7.32	7.26	5.93	8.81	7.49	7.44	5.98	9.07
LEASING EXP	10	1.92	.41	.22	1.45				
TOTAL PAYROLL	11	.70	.69	.43	.85				
TOTAL CONTRACT	11	1.39	1.15	1.08	1.55				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7357	11
AVG SQFT/RETAIL TENANT	2002	5
AVG SQFT/OFFICE WORKER	295	5
AVG % OFFICE OCCUPANCY	84.8	11
AVG % RETAIL OCCUPANCY	100.0	5
AVG $ RATE YR-END RENT	17.00	12
AVG NET PRKNG INC/STALL	412.42	8
RENTABLE/GROSS SQFT	.95	9

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.94	12	**UTILITIES TOTAL**	1.51	12	SECURITY TOTAL	.20	12	**FIXED EXP TOTAL**	2.54	12	**TOTAL PAYROLL**	.70	11
PAYROLL	.13	6	ELECTRICAL	1.26	12	SEC PAYROLL	.01	3	REAL ESTATE TAX	2.44	12	CLEANING	.13	6
CONTRACT	.75	11	GAS	.24	8	SEC CONTRACTS	.19	11	BUILDING INS	.04	12	REPAIR/MAINT	.45	8
SUP/MAT/MISC	.11	10	FUEL OIL			SEC OTHER	.06	4	PERS PROP TAX			RDS/GROUNDS	.04	3
TRASH REMOVAL	.10	10	PURCH STEAM			**ADMIN TOTAL**	.78	12	OTHER TAX			SECURITY	.01	3
REPR/MAINT TOTAL	1.29	12	PURCH CH WTR			PAYROLL	.29	9	**LEASING EXPENSES**	1.92	10	ADMINISTRATIVE	.29	9
PAYROLL	.45	8	COAL			MGMT FEES	.66	8	ADV/PROMOTION	.08	7	**TOTAL CONTRACTS**	1.39	11
ELEVATOR	.12	12	WATER/SEWER	.05	11	PROF FEES	.04	7	COMMISSIONS	.08	4	CLEANING	.75	11
HVAC	.29	12	**RDS/GNDS/SEC TOTAL**	.26	12	GEN OFC EXP	.13	8	PROF FEES	.43	6	REPAIR/MAINT	.64	7
ELECTRICAL	.09	12	RDS/GNDS TOTAL	.06	11	OTHER ADM EXP	.12	10	TENANT ALTS	2.57	7	RDS/GROUNDS	.04	8
STRUCT/ROOF	.19	7	RDS/GNDS PAYRL	.04	3				BUY-OUTS			SECURITY	.19	11
PLUMBING	.04	10	RDS/GNDS CONTR	.04	8				OTHER LEASING	.41	4	ADMINISTRATIVE	.53	10
FIRE/LIFE SFTY	.04	5	RDS/GNDS OTHER	.03	5									
OTHER MAINT/SUP	.29	11												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS 10-19 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	28 BLDS	6,144,356 SQ. FT.				5,750,090 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	28					17.06	16.33	13.75	18.77
RETAIL AREA	20	18.16	17.81	13.55	25.22				
OTHER AREA	8	3.72	4.62	2.04	8.12				
TOTAL RENT	26	16.96	16.13	13.82	18.70				
NET PARKING INC	20	.36	.36	.23	.55				
MISCELLANEOUS	18	.44	.06	.03	.12				
TOTAL INCOME	26	17.53	17.04	13.85	18.86				
EXPENSE									
CLEANING	28	1.15	.93	.79	1.11	1.19	.96	.84	1.20
REPAIR-MAINT	28	1.49	1.21	1.00	1.73	1.57	1.29	1.09	1.76
UTILITIES	28	1.87	1.79	1.40	2.10	1.93	1.83	1.45	2.22
RDS/GRNDS/SEC	26	.38	.27	.16	.40	.41	.27	.18	.44
ADMINISTRATIVE	27	.84	.80	.56	1.19	.90	.81	.60	1.25
TOTAL OPER EXP	28	5.62	5.38	4.40	6.39	6.00	5.69	4.74	6.80
FIXED EXPENSES	28	3.36	2.75	2.36	3.98	3.59	2.96	2.53	4.23
TOTAL OPER+FIX	28	8.97	8.44	7.08	9.31	9.59	9.03	7.57	9.54
LEASING EXP	23	.95	1.06	.40	1.48				
TOTAL PAYROLL	26	.77	.47	.34	.79				
TOTAL CONTRACT	28	1.29	1.00	.83	1.69				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8291	27
AVG SQFT/RETAIL TENANT	1800	19
AVG SQFT/OFFICE WORKER	233	24
AVG % OFFICE OCCUPANCY	89.2	27
AVG % RETAIL OCCUPANCY	79.6	20
AVG $ RATE YR-END RENT	22.50	24
AVG NET PRKNG INC/STALL	489.80	17
RENTABLE/GROSS SQFT	.90	20

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.15	28	**UTILITIES TOTAL**	1.87	28	SECURITY TOTAL	.34	25	**FIXED EXP TOTAL**	3.36	28	**TOTAL PAYROLL**	.77	26
PAYROLL	1.43	4	ELECTRICAL	1.68	27	SEC PAYROLL	.08	9	REAL ESTATE TAX	3.25	28	CLEANING	1.43	4
CONTRACT	.77	28	GAS	.24	18	SEC CONTRACTS	.34	20	BUILDING INS	.07	28	REPAIR/MAINT	.37	25
SUP/MAT/MISC	.08	20	FUEL OIL	.13	5	SEC OTHER	.06	9	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	25	PURCH STEAM			**ADMIN TOTAL**	.84	23	OTHER TAX	.13	9	SECURITY	.08	9
REPR/MAINT TOTAL	1.49	28	PURCH CH WTR			PAYROLL	.25	10	**LEASING EXPENSES**	.95	23	ADMINISTRATIVE	.25	10
PAYROLL	.37	25	COAL			MGMT FEES	.58	20	ADV/PROMOTION	.04	16	**TOTAL CONTRACTS**	1.29	28
ELEVATOR	.23	28	WATER/SEWER	.09	25	PROF FEES	.09	17	COMMISSIONS	.07	8	CLEANING	.77	28
HVAC	.38	28	**RDS/GNDS/SEC TOTAL**	.38	28	GEN OFC EXP	.12	17	PROF FEES	.31	17	REPAIR/MAINT	.49	13
ELECTRICAL	.09	27	RDS/GNDS TOTAL	.07	20	OTHER ADM EXP	.13	17	TENANT ALTS	.75	17	RDS/GROUNDS	.06	17
STRUCT/ROOF	.22	14	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.34	20
PLUMBING	.04	21	RDS/GNDS CONTR	.06	17				OTHER LEASING	.38	7	ADMINISTRATIVE	.53	22
FIRE/LIFE SFTY	.03	18	RDS/GNDS OTHER	.03	8									
OTHER MAINT/SUP	.31	27												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

10-19 YEARS 20-29 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,423,320 SQ. FT.				2,165,046 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					11.77	13.65	8.07	22.63
RETAIL AREA	4	11.50	13.12	8.71	23.28				
OTHER AREA	2	1.88	2.67						
TOTAL RENT	5	12.72	17.30	8.05	21.48				
NET PARKING INC	4	.51	.88	.40	1.17				
MISCELLANEOUS	3	2.77	.53						
TOTAL INCOME	5	14.35	17.76	8.49	25.55				
EXPENSE									
CLEANING	5	.98	.83	.77	1.30	1.07	.89	.81	1.50
REPAIR-MAINT	5	1.37	1.38	1.21	1.53	1.50	1.53	1.38	1.61
UTILITIES	5	1.40	1.64	1.24	1.86	1.45	1.64	1.24	2.07
RDS/GRNDS/SEC	5	.37	.40	.22	.53	.41	.41	.24	.65
ADMINISTRATIVE	5	.70	.71	.51	1.20	.78	.74	.57	1.44
TOTAL OPER EXP	5	4.82	5.14	4.18	6.10	5.39	5.31	4.61	7.41
FIXED EXPENSES	5	2.58	2.83	2.01	3.75	2.88	3.20	2.11	4.56
TOTAL OPER+FIX	5	7.39	7.38	6.49	9.86	8.28	8.17	6.90	11.98
LEASING EXP	2	1.15	1.06						
TOTAL PAYROLL	5	.76	.80	.48	.87				
TOTAL CONTRACT	5	1.29	1.02	.96	2.01				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8970	4
AVG SQFT/RETAIL TENANT	2067	4
AVG SQFT/OFFICE WORKER	298	4
AVG % OFFICE OCCUPANCY	83.3	5
AVG % RETAIL OCCUPANCY	81.3	5
AVG $ RATE YR-END RENT	20.59	4
AVG NET PRKNG INC/STALL	1666.34	4
RENTABLE/GROSS SQFT	.85	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.98	5
PAYROLL		
CONTRACT	.89	5
SUP/MAT/MISC	.05	5
TRASH REMOVAL	.03	5
REPR/MAINT TOTAL	1.37	5
PAYROLL	.52	5
ELEVATOR	.21	5
HVAC	.17	5
ELECTRICAL	.13	5
STRUCT/ROOF	.05	2
PLUMBING	.04	5
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.26	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.40	5
ELECTRICAL	1.12	5
GAS	.22	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	3
RDS/GNDS/SEC TOTAL	.37	5
RDS/GNDS TOTAL	.03	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	3
RDS/GNDS OTHER	.01	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	5
SEC PAYROLL		
SEC CONTRACTS	.26	5
SEC OTHER	.01	3
ADMIN TOTAL	.70	5
PAYROLL	.47	2
MGMT FEES	.42	4
PROF FEES	.04	3
GEN OFC EXP	.18	5
OTHER ADM EXP	.04	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.58	5
REAL ESTATE TAX	2.45	5
BUILDING INS	.11	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.15	2
ADV/PROMOTION	.13	2
COMMISSIONS	.05	2
PROF FEES		
TENANT ALTS	.71	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.76	5
CLEANING		
REPAIR/MAINT	.52	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.47	2
TOTAL CONTRACTS	1.29	5
CLEANING	.89	5
REPAIR/MAINT	.47	2
RDS/GROUNDS	.03	3
SECURITY	.26	5
ADMINISTRATIVE	.35	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS 30-39 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	2,735,526 SQ. FT.				2,576,676 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					21.15	17.63	16.60	25.15
RETAIL AREA	3	35.79	34.75						
OTHER AREA	2	9.24	9.45						
TOTAL RENT	5	21.69	17.76	16.72	25.88				
NET PARKING INC	2	.70	.64						
MISCELLANEOUS	5	.21	.05	.03	.36				
TOTAL INCOME	5	22.20	17.79	16.95	26.69				
EXPENSE									
CLEANING	6	1.01	.89	.81	1.03	1.02	.89	.81	1.03
REPAIR-MAINT	6	1.24	1.23	1.09	1.36	1.30	1.24	1.09	1.44
UTILITIES	6	1.45	1.34	1.29	1.67	1.48	1.42	1.29	1.67
RDS/GRNDS/SEC	6	.37	.29	.26	.55	.39	.30	.26	.60
ADMINISTRATIVE	6	1.04	1.13	.70	1.31	1.11	1.21	.77	1.31
TOTAL OPER EXP	6	5.11	4.93	4.89	5.37	5.42	5.00	4.89	6.11
FIXED EXPENSES	6	4.42	3.09	2.35	3.66	4.70	3.09	2.43	4.24
TOTAL OPER+FIX	6	9.53	7.98	7.22	9.03	10.12	7.98	7.41	10.48
LEASING EXP	4	3.84	1.88	1.22	5.10				
TOTAL PAYROLL	6	.80	.77	.55	.95				
TOTAL CONTRACT	6	.90	.96	.10	1.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11234	6
AVG SQFT/RETAIL TENANT	1659	4
AVG SQFT/OFFICE WORKER	296	4
AVG % OFFICE OCCUPANCY	88.1	6
AVG % RETAIL OCCUPANCY	96.3	4
AVG $ RATE YR-END RENT	24.45	4
AVG NET PRKNG INC/STALL	870.31	2
RENTABLE/GROSS SQFT	.84	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.01	6
PAYROLL	.64	4
CONTRACT	.43	6
SUP/MAT/MISC	.09	6
TRASH REMOVAL	.06	6
REPR/MAINT TOTAL	1.24	6
PAYROLL	.13	5
ELEVATOR	.28	6
HVAC	.38	6
ELECTRICAL	.08	3
STRUCT/ROOF	.01	2
PLUMBING	.03	3
FIRE/LIFE SFTY	.03	5
OTHER MAINT/SUP	.38	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.45	6
ELECTRICAL	1.19	6
GAS	.15	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	6
RDS/GNDS/SEC TOTAL	.37	6
RDS/GNDS TOTAL	.05	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	4
RDS/GNDS OTHER	.04	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.33	6
SEC PAYROLL	.33	2
SEC CONTRACTS	.28	3
SEC OTHER	.11	5
ADMIN TOTAL	1.04	6
PAYROLL	.31	3
MGMT FEES	.53	5
PROF FEES	.03	4
GEN OFC EXP	.53	5
OTHER ADM EXP	.12	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.63	6
REAL ESTATE TAX	4.36	6
BUILDING INS	.12	6
PERS PROP TAX		
OTHER TAX	.22	4
LEASING EXPENSES	3.84	4
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.91	2
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	2.62	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.80	6
CLEANING	.64	4
REPAIR/MAINT	.13	5
RDS/GROUNDS		
SECURITY	.33	2
ADMINISTRATIVE	.31	3
TOTAL CONTRACTS	.90	6
CLEANING	.43	6
REPAIR/MAINT	.70	2
RDS/GROUNDS	.03	4
SECURITY	.28	3
ADMINISTRATIVE	.43	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

20-29 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	256,992 SQ. FT.				249,419 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					13.31	12.63	11.46	14.12
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	12.92	12.22	11.41	13.76				
NET PARKING INC	3	.84	.12						
MISCELLANEOUS									
TOTAL INCOME	4	15.95	13.03	11.52	16.58				
EXPENSE									
CLEANING	4	.78	1.08	.75	1.22	.78	1.08	.75	1.22
REPAIR-MAINT	4	2.47	1.58	.90	2.65	2.47	1.58	.90	2.65
UTILITIES	4	1.72	1.22	.99	1.87	1.72	1.22	.99	1.87
RDS/GRNDS/SEC	4	.70	.63	34	.87	.72	.65	.35	.89
ADMINISTRATIVE	4	.68	.58	.41	.79	.70	.60	.41	.81
TOTAL OPER EXP	4	6.34	4.90	4.10	6.69	6.54	4.90	4.12	6.90
FIXED EXPENSES	4	1.18	1.40	.71	2.09	1.22	1.42	.74	2.09
TOTAL OPER+FIX	4	7.52	7.00	5.31	8.28	7.75	7.00	5.33	8.52
LEASING EXP	3	.56	.64						
TOTAL PAYROLL	2	2.35	1.96						
TOTAL CONTRACT	4	1.05	1.63	1.00	1.80				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10595	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	196	2
AVG % OFFICE OCCUPANCY	89.2	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	20.94	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.78	4
PAYROLL	.24	2
CONTRACT	.57	4
SUP/MAT/MISC	.03	3
TRASH REMOVAL		
REPR/MAINT TOTAL	2.62	3
PAYROLL	1.30	2
ELEVATOR	.11	2
HVAC	.68	3
ELECTRICAL	.09	3
STRUCT/ROOF	.29	2
PLUMBING	.01	2
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.24	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.72	4
ELECTRICAL	1.53	4
GAS	.36	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	2
RDS/GNDS/SEC TOTAL	.70	4
RDS/GNDS TOTAL	.59	3
RDS/GNDS PAYRL	.34	2
RDS/GNDS CONTR	.25	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	4
SEC PAYROLL		
SEC CONTRACTS	.22	4
SEC OTHER	.01	3
ADMIN TOTAL	.68	4
PAYROLL	.46	2
MGMT FEES	.27	3
PROF FEES	.07	2
GEN OFC EXP	.07	3
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.18	4
REAL ESTATE TAX	1.07	4
BUILDING INS	.04	4
PERS PROP TAX		
OTHER TAX	.09	2
LEASING EXPENSES	.56	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.39	2
TENANT ALTS	.32	2
BUY-OUTS		
OTHER LEASING	.15	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.35	2
CLEANING	.24	2
REPAIR/MAINT	1.30	2
RDS/GROUNDS	.34	2
SECURITY		
ADMINISTRATIVE	.46	2
TOTAL CONTRACTS	1.05	4
CLEANING	.57	4
REPAIR/MAINT		
RDS/GROUNDS	.25	3
SECURITY	.22	4
ADMINISTRATIVE	.34	3

***TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.**

20-29 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	246,093 SQ. FT.				230,946 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					23.94	21.82		
RETAIL AREA	2	24.11	23.96						
OTHER AREA	2	1.41	1.16						
TOTAL RENT	3	23.65	23.40						
NET PARKING INC	3	.54	.30						
MISCELLANEOUS	3	.04	.05						
TOTAL INCOME	3	24.23	23.74						
EXPENSE									
CLEANING	4	1.52	1.51	1.39	1.79	1.56	1.55	1.46	1.79
REPAIR-MAINT	3	1.98	1.96			2.10	1.96		
UTILITIES	4	2.27	2.19	1.85	3.21	2.33	2.19	1.93	3.21
RDS/GRNDS/SEC	4	.18	.09	.04	.28	.19	.10	.05	.28
ADMINISTRATIVE	4	1.22	1.01	.72	1.55	1.30	1.07	.78	1.66
TOTAL OPER EXP	3	6.94	7.06			7.46	7.06		
FIXED EXPENSES	4	4.23	4.14	3.00	4.92	4.50	4.45	3.00	5.53
TOTAL OPER+FIX	3	11.46	10.90			12.32	11.41		
LEASING EXP	3	.42	.50						
TOTAL PAYROLL	4	.70	.74	.61	.89				
TOTAL CONTRACT	4	1.86	1.97	1.33	2.83				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3509	4
AVG SQFT/RETAIL TENANT	1642	2
AVG SQFT/OFFICE WORKER	238	2
AVG % OFFICE OCCUPANCY	91.2	4
AVG % RETAIL OCCUPANCY	93.5	2
AVG $ RATE YR-END RENT	22.71	2
AVG NET PRKNG INC/STALL	1099.63	3
RENTABLE/GROSS SQFT	.90	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.52	4
PAYROLL	.14	2
CONTRACT	1.04	4
SUP/MAT/MISC	.14	4
TRASH REMOVAL	.27	4
REPR/MAINT TOTAL	1.98	3
PAYROLL	.49	3
ELEVATOR	.29	3
HVAC	.23	3
ELECTRICAL	.18	2
STRUCT/ROOF	.03	2
PLUMBING	.08	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.72	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.27	4
ELECTRICAL	1.83	4
GAS	.36	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	4
RDS/GNDS/SEC TOTAL	.18	4
RDS/GNDS TOTAL	.04	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.14	4
SEC PAYROLL		
SEC CONTRACTS	.13	4
SEC OTHER		
ADMIN TOTAL	1.22	4
PAYROLL	.18	3
MGMT FEES	.90	3
PROF FEES	.08	4
GEN OFC EXP	.08	4
OTHER ADM EXP	.19	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.23	4
REAL ESTATE TAX	4.12	4
BUILDING INS	.08	4
PERS PROP TAX		
OTHER TAX	.03	3
LEASING EXPENSES	.42	3
ADV/PROMOTION	.06	2
COMMISSIONS		
PROF FEES		
TENANT ALTS	.47	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.70	4
CLEANING	.14	2
REPAIR/MAINT	.49	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.18	3
TOTAL CONTRACTS	1.86	4
CLEANING	1.04	4
REPAIR/MAINT	.77	2
RDS/GROUNDS	.05	3
SECURITY	.13	4
ADMINISTRATIVE	.87	4

***TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.**

Age/Height Analysis

20-29 YEARS 10-19 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,716,518 SQ. FT.				1,600,030 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	9					22.08	17.54	13.60	31.00
RETAIL AREA	5	17.42	18.17	12.40	21.04				
OTHER AREA	3	55.34	7.43						
TOTAL RENT	9	23.42	17.50	13.57	30.54				
NET PARKING INC	6	.95	.89	.76	1.13				
MISCELLANEOUS	3	.03	.03						
TOTAL INCOME	9	23.94	18.38	13.97	31.11				
EXPENSE									
CLEANING	9	1.20	1.13	.97	1.44	1.21	1.14	.99	1.45
REPAIR-MAINT	9	1.82	1.60	1.07	2.33	1.86	1.61	1.15	2.37
UTILITIES	9	1.88	1.91	1.67	2.15	1.90	1.91	1.72	2.15
RDS/GRNDS/SEC	7	.65	.59	.35	.94	.70	.61	.35	.96
ADMINISTRATIVE	8	.88	.66	.40	1.18	.95	.69	.41	1.50
TOTAL OPER EXP	9	6.25	5.87	4.54	8.28	6.70	5.89	4.95	9.27
FIXED EXPENSES	9	5.01	4.67	2.31	7.00	5.37	4.81	2.48	7.16
TOTAL OPER + FIX	9	11.26	11.69	7.18	14.87	12.08	11.74	7.61	15.37
LEASING EXP	6	4.92	2.47	.06	11.66				
TOTAL PAYROLL	8	.61	.60	.36	.73				
TOTAL CONTRACT	9	1.66	1.33	.92	2.28				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12099	8
AVG SQFT/RETAIL TENANT	1500	5
AVG SQFT/OFFICE WORKER	216	7
AVG % OFFICE OCCUPANCY	87.9	8
AVG % RETAIL OCCUPANCY	86.0	5
AVG $ RATE YR-END RENT	25.22	8
AVG NET PRKNG INC/STALL	1393.72	4
RENTABLE/GROSS SQFT	.85	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.20**	**9**
PAYROLL		
CONTRACT	1.03	9
SUP/MAT/MISC	.09	7
TRASH REMOVAL	.11	7
REPR/MAINT TOTAL	**1.82**	**9**
PAYROLL	.52	8
ELEVATOR	.25	9
HVAC	.48	9
ELECTRICAL	.11	8
STRUCT/ROOF	.21	3
PLUMBING	.09	6
FIRE/LIFE SFTY	.04	6
OTHER MAINT/SUP	.44	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.88**	**9**
ELECTRICAL	1.56	9
GAS	.27	6
FUEL OIL	.18	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	9
RDS/GNDS/SEC TOTAL	**.65**	**7**
RDS/GNDS TOTAL	.08	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	6
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.67	6
SEC PAYROLL		
SEC CONTRACTS	.71	5
SEC OTHER	.17	2
ADMIN TOTAL	**.89**	**7**
PAYROLL	.10	4
MGMT FEES	.97	5
PROF FEES	.07	6
GEN OFC EXP	.10	6
OTHER ADM EXP	.01	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**5.01**	**9**
REAL ESTATE TAX	4.80	9
BUILDING INS	.06	9
PERS PROP TAX		
OTHER TAX	.36	3
LEASING EXPENSES	**4.92**	**6**
ADV/PROMOTION	.04	3
COMMISSIONS		
PROF FEES	.76	6
TENANT ALTS	4.61	4
BUY-OUTS		
OTHER LEASING	.61	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.61**	**8**
CLEANING		
REPAIR/MAINT	.52	8
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.10	4
TOTAL CONTRACTS	**1.66**	**9**
CLEANING	1.03	9
REPAIR/MAINT		
RDS/GROUNDS	.08	6
SECURITY	.71	5
ADMINISTRATIVE	.72	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

20-29 YEARS 20-29 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	2,160,506 SQ. FT.				2,107,574 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					14.38	14.65	9.08	19.62
RETAIL AREA	3	12.52	15.14						
OTHER AREA	2	5.23	3.56						
TOTAL RENT	8	14.46	14.68	9.49	19.33				
NET PARKING INC	7	.53	.41	.31	.72				
MISCELLANEOUS	4	1.15	.50	.25	1.71				
TOTAL INCOME	8	16.02	15.06	9.92	21.98				
EXPENSE									
CLEANING	8	1.04	.94	.81	1.24	1.05	.94	.81	1.27
REPAIR-MAINT	8	1.57	1.64	1.12	2.05	1.60	1.73	1.12	2.05
UTILITIES	8	1.66	1.59	1.51	1.71	1.68	1.59	1.51	1.71
RDS/GRNDS/SEC	8	.45	.44	.30	.62	.46	.45	.31	.63
ADMINISTRATIVE	8	.90	.83	.56	1.11	.93	.84	.56	1.14
TOTAL OPER EXP	8	5.62	5.40	4.69	6.78	5.76	5.50	4.80	6.98
FIXED EXPENSES	7	2.48	2.36	2.23	2.58	2.55	2.38	2.27	2.66
TOTAL OPER + FIX	7	8.26	8.05	7.26	9.47	8.50	8.22	7.46	9.65
LEASING EXP	5	3.16	2.62	.45	7.15				
TOTAL PAYROLL	7	.75	.77	.45	1.00				
TOTAL CONTRACT	8	1.68	1.45	.99	1.85				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7950	8
AVG SQFT/RETAIL TENANT	2466	3
AVG SQFT/OFFICE WORKER	358	4
AVG % OFFICE OCCUPANCY	87.5	8
AVG % RETAIL OCCUPANCY	94.7	3
AVG $ RATE YR-END RENT	16.37	8
AVG NET PRKNG INC/STALL	910.32	7
RENTABLE/GROSS SQFT	.92	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.04**	**8**
PAYROLL		
CONTRACT	.90	8
SUP/MAT/MISC	.12	7
TRASH REMOVAL	.03	7
REPR/MAINT TOTAL	**1.52**	**7**
PAYROLL	.48	5
ELEVATOR	.25	7
HVAC	.45	7
ELECTRICAL	.08	7
STRUCT/ROOF	.11	5
PLUMBING	.05	7
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.34	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.66**	**8**
ELECTRICAL	1.37	8
GAS	.25	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	7
RDS/GNDS/SEC TOTAL	**.45**	**8**
RDS/GNDS TOTAL	.01	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.44	8
SEC PAYROLL	.32	4
SEC CONTRACTS	.34	5
SEC OTHER	.12	4
ADMIN TOTAL	**.90**	**8**
PAYROLL	.27	6
MGMT FEES	.63	5
PROF FEES	.08	7
GEN OFC EXP	.18	8
OTHER ADM EXP	.13	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.48**	**7**
REAL ESTATE TAX	2.34	7
BUILDING INS	.08	8
PERS PROP TAX		
OTHER TAX	.10	5
LEASING EXPENSES	**3.16**	**5**
ADV/PROMOTION	.12	4
COMMISSIONS		
PROF FEES	.93	4
TENANT ALTS	2.38	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.75**	**7**
CLEANING		
REPAIR/MAINT	.48	5
RDS/GROUNDS		
SECURITY	.32	4
ADMINISTRATIVE	.27	6
TOTAL CONTRACTS	**1.68**	**8**
CLEANING	.90	8
REPAIR/MAINT	.71	6
RDS/GROUNDS	.01	4
SECURITY	.34	5
ADMINISTRATIVE	.46	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

20-29 YEARS 30-39 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,653,656 SQ. FT.				1,479,718 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					18.60	20.13		
RETAIL AREA	3	12.09	10.29						
OTHER AREA	3	5.95	2.72						
TOTAL RENT	3	17.74	19.50						
NET PARKING INC	3	.83	.84						
MISCELLANEOUS	2	.13	.13						
TOTAL INCOME	3	18.65	20.74						
EXPENSE									
CLEANING	3	1.01	1.09			.82	.86		
REPAIR-MAINT	3	1.51	1.37			1.63	1.55		
UTILITIES	3	1.75	1.74			1.30	1.43		
RDS/GRNDS/SEC	3	.44	.46			.49	.50		
ADMINISTRATIVE	3	.95	.81			1.06	.99		
TOTAL OPER EXP	3	5.65	5.08			6.31	6.16		
FIXED EXPENSES	3	3.30	3.13			3.68	3.30		
TOTAL OPER+FIX	3	8.95	8.06			10.00	9.22		
LEASING EXP									
TOTAL PAYROLL	3	1.02	.94						
TOTAL CONTRACT	3	1.20	1.10						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19424	3
AVG SQFT/RETAIL TENANT	4543	3
AVG SQFT/OFFICE WORKER	217	2
AVG % OFFICE OCCUPANCY	95.8	3
AVG % RETAIL OCCUPANCY	92.3	3
AVG $ RATE YR-END RENT	24.56	3
AVG NET PRKNG INC/STALL	1466.93	3
RENTABLE/GROSS SQFT	.82	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.01	3
PAYROLL		
CONTRACT	.96	3
SUP/MAT/MISC	.02	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	1.51	3
PAYROLL	.54	3
ELEVATOR	.24	3
HVAC	.33	3
ELECTRICAL	.05	3
STRUCT/ROOF	.03	2
PLUMBING	.03	3
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.28	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.75	3
ELECTRICAL	1.39	3
GAS	.31	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.44	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.42	3
SEC PAYROLL	.36	2
SEC CONTRACTS	.21	2
SEC OTHER	.04	2
ADMIN TOTAL	.95	3
PAYROLL	.21	3
MGMT FEES	.59	2
PROF FEES	.08	3
GEN OFC EXP	.21	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.30	3
REAL ESTATE TAX	3.09	3
BUILDING INS	.10	3
PERS PROP TAX		
OTHER TAX	.18	2
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.02	3
CLEANING		
REPAIR/MAINT	.54	3
RDS/GROUNDS		
SECURITY	.36	2
ADMINISTRATIVE	.21	3
TOTAL CONTRACTS	1.20	3
CLEANING	.96	3
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.21	2
ADMINISTRATIVE	.52	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

40-49 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	298,775 SQ. FT.				294,047 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					10.84	10.10		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	10.85	10.10						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	11.07	10.51						
EXPENSE									
CLEANING	3	1.13	1.06			1.13	1.06		
REPAIR-MAINT	3	2.57	1.18			2.61	1.18		
UTILITIES	3	1.76	1.15			1.76	1.15		
RDS/GRNDS/SEC	3	.57	.19			.58	.19		
ADMINISTRATIVE	3	.81	.55			.83	.57		
TOTAL OPER EXP	3	6.84	3.73			6.95	3.87		
FIXED EXPENSES	3	.79	.71			.80	.74		
TOTAL OPER+FIX	3	7.63	4.44			7.75	4.61		
LEASING EXP	2	.21	.21						
TOTAL PAYROLL	3	2.47	.96						
TOTAL CONTRACT	3	1.01	1.30						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	36756	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	220	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.29	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.13	3
PAYROLL	.48	2
CONTRACT	.56	3
SUP/MAT/MISC	.10	3
TRASH REMOVAL	.02	2
REPR/MAINT TOTAL	2.57	3
PAYROLL	1.22	3
ELEVATOR	.04	2
HVAC	.31	3
ELECTRICAL	.10	3
STRUCT/ROOF	.39	3
PLUMBING	.04	3
FIRE/LIFE SFTY	.06	3
OTHER MAINT/SUP	.42	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.76	3
ELECTRICAL	1.33	3
GAS	.04	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	2
RDS/GNDS/SEC TOTAL	.57	3
RDS/GNDS TOTAL	.48	3
RDS/GNDS PAYRL	.25	3
RDS/GNDS CONTR	.14	3
RDS/GNDS OTHER	.10	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.09	3
SEC PAYROLL		
SEC CONTRACTS	.08	3
SEC OTHER	.01	2
ADMIN TOTAL	.81	3
PAYROLL	.54	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.12	3
OTHER ADM EXP	.09	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.79	3
REAL ESTATE TAX	.70	3
BUILDING INS	.04	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.21	2
ADV/PROMOTION		
COMMISSIONS	.05	2
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	.16	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.47	3
CLEANING	.48	2
REPAIR/MAINT	1.22	3
RDS/GROUNDS	.25	3
SECURITY		
ADMINISTRATIVE	.54	3
TOTAL CONTRACTS	1.01	3
CLEANING	.56	3
REPAIR/MAINT	.48	2
RDS/GROUNDS	.14	3
SECURITY	.06	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

0-9 YEARS ALL SIZES

	# BLDS	TOTAL BUILDING RENTABLE AREA 54 BLDS 17,807,752 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 16,216,759 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	47					27.39	26.18	20.63	31.15
RETAIL AREA	34	30.96	26.80	20.91	41.33				
OTHER AREA	12	6.32	7.41	4.47	10.74				
TOTAL RENT	46	27.11	27.35	20.25	30.62				
NET PARKING INC	41	.84	.79	.39	1.25				
MISCELLANEOUS	30	.22	.16	.05	.35				
TOTAL INCOME	48	27.99	28.06	21.04	31.21				
EXPENSE									
CLEANING	54	1.03	1.03	.82	1.26	1.08	1.05	.86	1.32
REPAIR-MAINT	54	1.42	1.23	1.04	1.57	1.51	1.32	1.08	1.71
UTILITIES	53	1.64	1.66	1.32	1.96	1.67	1.70	1.33	1.96
RDS/GRNDS/SEC	49	.55	.53	.31	.68	.60	.57	.34	.73
ADMINISTRATIVE	54	1.02	1.21	.69	1.46	1.11	1.28	.74	1.59
TOTAL OPER EXP	53	5.73	5.74	4.63	6.76	6.22	6.11	5.23	7.22
FIXED EXPENSES	52	4.78	4.43	2.92	5.55	5.18	4.64	3.10	6.09
TOTAL OPER + FIX	51	10.54	10.25	8.70	12.69	11.41	10.90	9.29	13.68
LEASING EXP	34	1.61	.66	.26	2.50				
TOTAL PAYROLL	48	.86	.66	.40	.95				
TOTAL CONTRACT	52	1.52	1.55	1.21	1.95				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20347	53
AVG SQFT/RETAIL TENANT	2700	36
AVG SQFT/OFFICE WORKER	286	35
AVG % OFFICE OCCUPANCY	91.9	53
AVG % RETAIL OCCUPANCY	93.8	38
AVG $ RATE YR-END RENT	26.07	42
AVG NET PRKNG INC/STALL	1147.18	34
RENTABLE/GROSS SQFT	.87	40

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.03**	**51**
PAYROLL	.11	15
CONTRACT	.88	51
SUP/MAT/MISC	.07	40
TRASH REMOVAL	.06	47
REPR/MAINT TOTAL	**1.44**	**52**
PAYROLL	.46	41
ELEVATOR	.23	51
HVAC	.28	51
ELECTRICAL	.11	50
STRUCT/ROOF	.05	29
PLUMBING	.05	47
FIRE/LIFE SFTY	.04	33
OTHER MAINT/SUP	.33	51

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.88**	**51**
ELECTRICAL	1.48	50
GAS	.13	41
FUEL OIL	.01	8
PURCH STEAM	.19	2
PURCH CH WTR		
COAL		
WATER/SEWER	.13	44
RDS/GNDS/SEC TOTAL	**.56**	**47**
RDS/GNDS TOTAL	.11	35
RDS/GNDS PAYRL	.06	7
RDS/GNDS CONTR	.09	29
RDS/GNDS OTHER	.04	19

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.48	47
SEC PAYROLL	.25	17
SEC CONTRACTS	.40	44
SEC OTHER	.08	17
ADMIN TOTAL	**1.01**	**51**
PAYROLL	.28	38
MGMT FEES	.73	40
PROF FEES	.06	37
GEN OFC EXP	.19	42
OTHER ADM EXP	.07	29

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.92**	**50**
REAL ESTATE TAX	4.51	50
BUILDING INS	.09	48
PERS PROP TAX		
OTHER TAX	.57	20
LEASING EXPENSES	**1.61**	**34**
ADV/PROMOTION	.03	21
COMMISSIONS	.04	11
PROF FEES	.38	22
TENANT ALTS	1.56	26
BUY-OUTS	1.23	3
OTHER LEASING	.17	17

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.86**	**48**
CLEANING	.11	15
REPAIR/MAINT	.46	41
RDS/GROUNDS	.06	7
SECURITY	.25	17
ADMINISTRATIVE	.28	38
TOTAL CONTRACTS	**1.52**	**52**
CLEANING	.88	51
REPAIR/MAINT	.50	26
RDS/GROUNDS	.09	29
SECURITY	.40	44
ADMINISTRATIVE	.63	46

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

0-9 YEARS 50,000-100,000 SQ. FT.

	# BLDS	TOTAL BUILDING RENTABLE AREA 8 BLDS 609,781 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 560,905 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	7					22.76	23.87	18.98	26.09
RETAIL AREA	2	33.72	32.18						
OTHER AREA									
TOTAL RENT	7	22.18	20.09	18.33	27.06				
NET PARKING INC	6	.66	.68	.07	.79				
MISCELLANEOUS	3	.10	.06						
TOTAL INCOME	7	22.86	20.83	19.15	27.68				
EXPENSE									
CLEANING	8	1.17	1.34	1.01	1.36	1.24	1.34	1.05	1.51
REPAIR-MAINT	8	1.42	1.18	.87	1.48	1.55	1.32	.92	1.71
UTILITIES	7	1.98	1.37	1.26	2.61	2.06	1.37	1.32	2.61
RDS/GRNDS/SEC	7	.24	.26	.16	.29	.26	.26	.18	.34
ADMINISTRATIVE	8	1.65	1.58	1.31	2.07	1.79	1.67	1.35	2.39
TOTAL OPER EXP	7	6.48	6.83	5.85	7.11	7.03	7.11	6.22	7.82
FIXED EXPENSES	7	4.34	4.74	3.62	5.06	4.66	4.74	3.81	5.73
TOTAL OPER + FIX	6	10.78	11.81	8.81	11.84	11.51	11.84	8.81	14.35
LEASING EXP	5	6.45	1.48	.78	14.71				
TOTAL PAYROLL	7	1.42	1.24	.73	1.71				
TOTAL CONTRACT	8	1.24	1.28	1.02	1.44				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6580	8
AVG SQFT/RETAIL TENANT	2051	4
AVG SQFT/OFFICE WORKER	212	4
AVG % OFFICE OCCUPANCY	96.2	8
AVG % RETAIL OCCUPANCY	99.8	4
AVG $ RATE YR-END RENT	20.82	6
AVG NET PRKNG INC/STALL	654.58	5
RENTABLE/GROSS SQFT	.96	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.17**	**8**
PAYROLL		
CONTRACT	.91	8
SUP/MAT/MISC	.20	7
TRASH REMOVAL	.10	7
REPR/MAINT TOTAL	**1.42**	**8**
PAYROLL	.44	5
ELEVATOR	.17	7
HVAC	.23	7
ELECTRICAL	.08	8
STRUCT/ROOF	.07	4
PLUMBING	.05	6
FIRE/LIFE SFTY	.09	3
OTHER MAINT/SUP	.75	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.98**	**7**
ELECTRICAL	1.71	7
GAS	.15	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	7
RDS/GNDS/SEC TOTAL	**.24**	**7**
RDS/GNDS TOTAL	.07	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	4
RDS/GNDS OTHER	.01	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.18	7
SEC PAYROLL		
SEC CONTRACTS	.15	7
SEC OTHER	.06	2
ADMIN TOTAL	**1.65**	**8**
PAYROLL	1.31	6
MGMT FEES	.70	6
PROF FEES	.06	3
GEN OFC EXP	.13	5
OTHER ADM EXP	.14	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.34**	**7**
REAL ESTATE TAX	4.29	7
BUILDING INS	.06	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**6.45**	**5**
ADV/PROMOTION	.05	2
COMMISSIONS		
PROF FEES	1.48	4
TENANT ALTS	8.16	3
BUY-OUTS		
OTHER LEASING	.48	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.42**	**7**
CLEANING		
REPAIR/MAINT	.44	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	1.31	6
TOTAL CONTRACTS	**1.24**	**8**
CLEANING	.91	8
REPAIR/MAINT	.41	3
RDS/GROUNDS	.10	4
SECURITY	15	7
ADMINISTRATIVE	.73	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

0-9 YEARS 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	22 BLDS	4,068,869 SQ. FT.				3,803,371 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	20					23.69	24.63	15.71	27.54
RETAIL AREA	14	32.08	24.11	14.46	43.29				
OTHER AREA	3	7.23	7.05						
TOTAL RENT	21	24.21	24.72	15.72	28.90				
NET PARKING INC	17	.74	.70	.31	1.19				
MISCELLANEOUS	14	.28	.13	.04	.35				
TOTAL INCOME	21	24.97	25.39	16.26	30.37				
EXPENSE									
CLEANING	22	1.03	1.02	.80	1.21	1.06	1.03	.81	1.29
REPAIR-MAINT	22	1.31	1.23	.98	1.57	1.36	1.24	1.06	1.71
UTILITIES	22	1.68	1.56	1.30	1.85	1.71	1.56	1.32	1.85
RDS/GRNDS/SEC	21	.64	.65	.50	.75	.69	.65	.53	.77
ADMINISTRATIVE	22	1.09	1.14	.67	1.58	1.16	1.15	.67	1.59
TOTAL OPER EXP	22	5.85	5.72	4.36	6.38	6.26	5.88	4.68	5.60
FIXED EXPENSES	21	4.18	4.00	1.94	4.67	4.42	4.28	2.07	4.74
TOTAL OPER + FIX	21	10.18	10.35	7.40	11.40	10.78	10.71	7.66	11.85
LEASING EXP	17	2.40	1.01	.33	2.96				
TOTAL PAYROLL	19	.55	.47	.31	.69				
TOTAL CONTRACT	21	1.83	1.86	1.36	2.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14786	22
AVG SQFT/RETAIL TENANT	2706	13
AVG SQFT/OFFICE WORKER	259	15
AVG % OFFICE OCCUPANCY	89.8	22
AVG % RETAIL OCCUPANCY	95.6	13
AVG $ RATE YR-END RENT	24.06	18
AVG NET PRKNG INC/STALL	656.76	13
RENTABLE/GROSS SQFT	.88	16

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.00**	**20**	**UTILITIES TOTAL**	**1.69**	**21**	SECURITY TOTAL	.52	20	**FIXED EXP TOTAL**	**4.21**	**20**	**TOTAL PAYROLL**	**.55**	**19**
PAYROLL	.07	6	ELECTRICAL	1.50	21	SEC PAYROLL	.09	8	REAL ESTATE TAX	4.04	20	CLEANING	.07	6
CONTRACT	.87	20	GAS	.16	14	SEC CONTRACTS	.48	20	BUILDING INS	.09	20	REPAIR/MAINT	.36	15
SUP/MAT/MISC	.09	14	FUEL OIL	.03	3	SEC OTHER	.03	5	PERS PROP TAX			RDS/GROUNDS	.12	3
TRASH REMOVAL	.06	18	PURCH STEAM			**ADMIN TOTAL**	**1.07**	**20**	OTHER TAX	.22	7	SECURITY	.09	8
REPR/MAINT TOTAL	**1.32**	**21**	PURCH CH WTR			PAYROLL	.27	15	**LEASING EXPENSES**	**2.40**	**17**	ADMINISTRATIVE	.27	15
PAYROLL	.36	15	COAL			MGMT FEES	.89	16	ADV/PROMOTION	.04	12	**TOTAL CONTRACTS**	**1.83**	**21**
ELEVATOR	.16	21	WATER/SEWER	.09	16	PROF FEES	.07	14	COMMISSIONS	.08	5	CLEANING	.87	20
HVAC	.36	21	**RDS/GNDS/SEC TOTAL**	**.64**	**20**	GEN OFC EXP	.13	17	PROF FEES	.37	10	REPAIR/MAINT	.60	13
ELECTRICAL	.11	20	RDS/GNDS TOTAL	.16	15	OTHER ADM EXP	.08	11	TENANT ALTS	1.99	15	RDS/GROUNDS	.10	13
STRUCT/ROOF	.11	10	RDS/GNDS PAYRL	.12	3				BUY-OUTS	1.99	2	SECURITY	.48	20
PLUMBING	.06	19	RDS/GNDS CONTR	.10	13				OTHER LEASING	.09	7	ADMINISTRATIVE	.74	19
FIRE/LIFE SFTY	.05	12	RDS/GNDS OTHER	.12	6									
OTHER MAINT/SUP	.35	21												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

0-9 YEARS 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	14 BLDS	5,932,101 SQ. FT.				5,637,711 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	12					30.08	28.41	25.55	36.23
RETAIL AREA	11	36.60	26.73	21.81	39.20				
OTHER AREA	5	8.96	10.61	6.57	13.94				
TOTAL RENT	12	29.91	28.08	25.13	37.27				
NET PARKING INC	11	1.07	.90	.79	1.15				
MISCELLANEOUS	7	.18	.20	.11	.24				
TOTAL INCOME	12	31.00	29.04	26.50	39.03				
EXPENSE									
CLEANING	14	1.03	1.06	.82	1.16	1.05	1.09	.86	1.16
REPAIR-MAINT	14	1.48	1.32	.93	1.47	1.53	1.37	.97	1.53
UTILITIES	14	1.74	1.74	1.47	1.99	1.75	1.76	1.47	1.99
RDS/GRNDS/SEC	13	.56	.48	.34	.68	.59	.51	.36	.71
ADMINISTRATIVE	14	.99	.95	.79	1.37	1.04	.99	.80	1.47
TOTAL OPER EXP	14	5.76	5.83	4.34	6.61	6.06	6.10	4.65	7.03
FIXED EXPENSES	14	5.51	5.08	2.92	8.83	5.80	5.48	3.12	9.27
TOTAL OPER + FIX	14	11.27	10.18	9.11	14.63	11.86	11.04	9.77	15.36
LEASING EXP	10	1.07	.49	.24	2.32				
TOTAL PAYROLL	14	.87	.73	.39	.93				
TOTAL CONTRACT	14	1.40	1.34	.94	1.78				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20033	14
AVG SQFT/RETAIL TENANT	2699	14
AVG SQFT/OFFICE WORKER	305	10
AVG % OFFICE OCCUPANCY	93.8	14
AVG % RETAIL OCCUPANCY	97.9	14
AVG $ RATE YR-END RENT	29.47	10
AVG NET PRKNG INC/STALL	1559.64	10
RENTABLE/GROSS SQFT	.87	13

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.03**	**14**	**UTILITIES TOTAL**	**1.74**	**14**	SECURITY TOTAL	.48	13	**FIXED EXP TOTAL**	**5.51**	**14**	**TOTAL PAYROLL**	**.87**	**14**
PAYROLL	.17	6	ELECTRICAL	1.58	13	SEC PAYROLL	.29	4	REAL ESTATE TAX	5.13	14	CLEANING	.17	6
CONTRACT	.84	14	GAS	.11	12	SEC CONTRACTS	.37	13	BUILDING INS	.07	13	REPAIR/MAINT	.55	13
SUP/MAT/MISC	.08	10	FUEL OIL			SEC OTHER	.06	4	PERS PROP TAX			RDS/GROUNDS	.04	3
TRASH REMOVAL	.07	13	PURCH STEAM			**ADMIN TOTAL**	**.99**	**14**	OTHER TAX	.74	6	SECURITY	.29	4
REPR/MAINT TOTAL	**1.48**	**14**	PURCH CH WTR			PAYROLL	.24	10	**LEASING EXPENSES**	**1.07**	**10**	ADMINISTRATIVE	.24	10
PAYROLL	.55	13	COAL			MGMT FEES	.69	13	ADV/PROMOTION	.03	6	**TOTAL CONTRACTS**	**1.40**	**14**
ELEVATOR	.27	14	WATER/SEWER	.19	12	PROF FEES	.07	14	COMMISSIONS	.03	3	CLEANING	.84	14
HVAC	.28	14	**RDS/GNDS/SEC TOTAL**	**.56**	**13**	GEN OFC EXP	.10	12	PROF FEES	.27	8	REPAIR/MAINT	.41	5
ELECTRICAL	.13	13	RDS/GNDS TOTAL	.09	11	OTHER ADM EXP	.03	10	TENANT ALTS	82	8	RDS/GROUNDS	.08	9
STRUCT/ROOF	.04	8	RDS/GNDS PAYRL	.04	3				BUY-OUTS			SECURITY	.37	13
PLUMBING	.04	13	RDS/GNDS CONTR	.08	9				OTHER LEASING	.24	6	ADMINISTRATIVE	.70	14
FIRE/LIFE SFTY	.03	12	RDS/GNDS OTHER	.01	6									
OTHER MAINT/SUP	.20	14												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

0-9 YEARS MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	6,772,044 SQ. FT.				5,905,068 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					27.58	28.42	20.22	33.14
RETAIL AREA	6	28.13	25.83	23.77	41.33				
OTHER AREA	4	5.16	4.47	3.71	8.84				
TOTAL RENT	8	26.81	27.84	20.84	32.55				
NET PARKING INC	5	.70	.39	.14	1.49				
MISCELLANEOUS	5	.20	.16	.09	.43				
TOTAL INCOME	6	27.60	28.92	21.25	33.16				
EXPENSE									
CLEANING	8	1.02	.97	.85	1.23	1.10	.90	.94	1.33
REPAIR-MAINT	8	1.43	1.25	1.16	1.80	1.57	1.31	1.19	2.10
UTILITIES	8	1.50	1.40	1.19	2.00	1.53	1.57	1.19	2.00
RDS/GRNDS/SEC	7	.50	.50	.35	.62	.58	.57	.40	.76
ADMINISTRATIVE	8	.95	.94	.56	1.28	1.07	1.00	.80	1.41
TOTAL OPER EXP	8	5.55	5.28	4.45	6.77	6.27	5.73	5.15	8.15
FIXED EXPENSES	8	4.52	4.31	3.03	5.62	5.11	4.92	3.63	6.21
TOTAL OPER + FIX	8	10.07	9.04	7.91	13.90	11.38	11.61	8.84	14.58
LEASING EXP									
TOTAL PAYROLL	7	1.01	.97	.89	1.15				
TOTAL CONTRACT	7	1.44	1.57	1.15	1.90				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	50123	7
AVG SQFT/RETAIL TENANT	2791	6
AVG SQFT/OFFICE WORKER	294	5
AVG % OFFICE OCCUPANCY	90.8	7
AVG % RETAIL OCCUPANCY	90.7	6
AVG $ RATE YR-END RENT	24.81	6
AVG NET PRKNG INC/STALL	1355.01	5
RENTABLE/GROSS SQFT	.85	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.04	7
PAYROLL	.04	2
CONTRACT	.93	7
SUP/MAT/MISC	.05	7
TRASH REMOVAL	.06	7
REPR/MAINT TOTAL	1.47	7
PAYROLL	.42	7
ELEVATOR	.25	7
HVAC	.23	7
ELECTRICAL	.10	7
STRUCT/ROOF	.02	5
PLUMBING	.05	7
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.39	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.58	7
ELECTRICAL	1.35	7
GAS	.13	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	7
RDS/GNDS/SEC TOTAL	.54	6
RDS/GNDS TOTAL	.12	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.48	6
SEC PAYROLL	.30	4
SEC CONTRACTS	.38	3
SEC OTHER	.10	6
ADMIN TOTAL	.91	7
PAYROLL	.24	7
MGMT FEES	.63	3
PROF FEES	.05	5
GEN OFC EXP	.31	7
OTHER ADM EXP	.13	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.82	7
REAL ESTATE TAX	4.19	7
BUILDING INS	.10	7
PERS PROP TAX		
OTHER TAX	.59	6
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.01	7
CLEANING	.04	2
REPAIR/MAINT	.42	7
RDS/GROUNDS		
SECURITY	.30	4
ADMINISTRATIVE	.24	7
TOTAL CONTRACTS	1.44	7
CLEANING	.93	7
REPAIR/MAINT	.48	4
RDS/GROUNDS	.11	3
SECURITY	.38	3
ADMINISTRATIVE	.41	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	57 BLDS	13,608,727 SQ. FT.				12,582,041 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	52					16.79	15.84	11.71	18.45
RETAIL AREA	34	21.02	17.81	12.93	28.10				
OTHER AREA	13	4.63	4.45	2.04	6.73				
TOTAL RENT	54	16.88	15.81	11.68	18.70				
NET PARKING INC	39	.47	.45	.24	.74				
MISCELLANEOUS	37	.62	.07	.04	.26				
TOTAL INCOME	54	17.66	16.91	11.80	19.12				
EXPENSE									
CLEANING	57	1.06	.90	.79	1.11	1.11	.96	.84	1.20
REPAIR-MAINT	57	1.42	1.32	1.00	1.57	1.51	1.36	1.07	1.69
UTILITIES	57	1.67	1.64	1.29	1.96	1.72	1.64	1.29	2.07
RDS/GRNDS/SEC	55	.38	.28	.16	.48	.41	.30	.18	.54
ADMINISTRATIVE	56	.91	.81	.58	1.23	.99	.83	.59	1.31
TOTAL OPER EXP	57	5.39	5.00	4.39	6.03	5.84	5.31	4.67	6.33
FIXED EXPENSES	56	3.33	2.75	2.15	3.82	3.60	2.98	2.18	4.27
TOTAL OPER + FIX	56	8.73	7.98	6.90	9.33	9.44	8.49	7.23	9.95
LEASING EXP	44	1.72	1.02	.34	1.66				
TOTAL PAYROLL	54	.79	.56	.37	.85				
TOTAL CONTRACT	56	1.21	1.08	.89	1.71				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	910	53
AVG SQFT/RETAIL TENANT	1932	36
AVG SQFT/OFFICE WORKER	246	40
AVG % OFFICE OCCUPANCY	87.9	55
AVG % RETAIL OCCUPANCY	85.3	38
AVG $ RATE YR-END RENT	21.66	48
AVG NET PRKNG INC/STALL	888.91	36
RENTABLE/GROSS SQFT	.89	38

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.06	56
PAYROLL	.09	18
CONTRACT	.72	55
SUP/MAT/MISC	.08	46
TRASH REMOVAL	.06	51
REPR/MAINT TOTAL	1.42	57
PAYROLL	.36	48
ELEVATOR	.23	57
HVAC	.34	57
ELECTRICAL	.10	53
STRUCT/ROOF	.13	31
PLUMBING	.06	45
FIRE/LIFE SFTY	.03	34
OTHER MAINT/SUP	.34	54

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.64	56
ELECTRICAL	1.41	55
GAS	.21	39
FUEL OIL	.12	7
PURCH STEAM	.19	2
PURCH CH WTR		
COAL		
WATER/SEWER	.09	50
RDS/GNDS/SEC TOTAL	.38	56
RDS/GNDS TOTAL	.06	44
RDS/GNDS PAYRL	.03	5
RDS/GNDS CONTR	.04	35
RDS/GNDS OTHER	.03	21

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	54
SEC PAYROLL	.18	19
SEC CONTRACTS	.31	43
SEC OTHER	.06	22
ADMIN TOTAL	.92	52
PAYROLL	.33	29
MGMT FEES	.56	42
PROF FEES	.07	35
GEN OFC EXP	.25	40
OTHER ADM EXP	.11	37

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.37	56
REAL ESTATE TAX	3.23	56
BUILDING INS	.08	56
PERS PROP TAX		
OTHER TAX	.18	16
LEASING EXPENSES	1.72	44
ADV/PROMOTION	.07	28
COMMISSIONS	.06	17
PROF FEES	.47	28
TENANT ALTS	1.11	30
BUY-OUTS	.73	2
OTHER LEASING	1.47	16

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.79	54
CLEANING	.09	18
REPAIR/MAINT	.36	48
RDS/GROUNDS	.03	5
SECURITY	.18	19
ADMINISTRATIVE	.33	29
TOTAL CONTRACTS	1.21	56
CLEANING	.72	55
REPAIR/MAINT	.54	29
RDS/GROUNDS	.04	35
SECURITY	.31	43
ADMINISTRATIVE	.50	48

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

10-19 YEARS LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	111,875 SQ. FT.				104,040 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					9.19	9.96	6.01	12.63
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	10.05	9.96	8.00	12.63				
NET PARKING INC	2	.26	.31						
MISCELLANEOUS									
TOTAL INCOME	4	10.29	10.19	8.27	12.84				
EXPENSE									
CLEANING	4	.95	.95	.76	1.12	1.02	1.08	.85	1.16
REPAIR-MAINT	4	1.11	1.14	.70	1.53	1.20	1.26	.82	1.53
UTILITIES	4	1.36	1.29	.96	1.90	1.36	1.29	.96	1.90
RDS/GRNDS/SEC	4	.15	.14	.04	.30	.16	.15	.05	.30
ADMINISTRATIVE	4	.80	.67	.53	1.02	.86	.67	.53	1.21
TOTAL OPER EXP	4	4.37	4.56	3.62	5.26	4.69	5.23	3.62	5.93
FIXED EXPENSES	3	2.10	2.03			2.34	2.03		
TOTAL OPER+FIX	3	6.39	6.89			7.11	7.74		
LEASING EXP	4	.18	.21	.13	.27				
TOTAL PAYROLL	4	.50	.45	.23	.74				
TOTAL CONTRACT	4	1.42	1.42	.99	1.87				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5821	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	83.9	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.99	4
AVG NET PRKNG INC/STALL	174.82	2
RENTABLE/GROSS SQFT	.99	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.95	4
PAYROLL	.11	3
CONTRACT	.77	4
SUP/MAT/MISC	.04	4
TRASH REMOVAL	.05	4
REPR/MAINT TOTAL	1.11	4
PAYROLL	.41	3
ELEVATOR	.10	4
HVAC	.24	4
ELECTRICAL	.05	4
STRUCT/ROOF	.09	4
PLUMBING	.04	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.27	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.36	4
ELECTRICAL	1.03	4
GAS	.34	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	.15	4
RDS/GNDS TOTAL	.11	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.07	4
SEC PAYROLL	.03	3
SEC CONTRACTS	.06	3
SEC OTHER		
ADMIN TOTAL	.80	4
PAYROLL	.08	4
MGMT FEES	.41	3
PROF FEES	.07	3
GEN OFC EXP	.10	4
OTHER ADM EXP	.28	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.10	3
REAL ESTATE TAX	2.04	3
BUILDING INS	.05	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.18	4
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.09	2
TENANT ALTS	.17	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.50	4
CLEANING	.11	3
REPAIR/MAINT	.41	3
RDS/GROUNDS		
SECURITY	.03	3
ADMINISTRATIVE	.08	4
TOTAL CONTRACTS	1.42	4
CLEANING	.77	4
REPAIR/MAINT	.52	4
RDS/GROUNDS	.11	3
SECURITY	.06	3
ADMINISTRATIVE	.48	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	759,240 SQ. FT.				724,886 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					12.91	10.04	8.37	15.83
RETAIL AREA	5	13.66	12.61	10.36	18.22				
OTHER AREA									
TOTAL RENT	9	12.75	10.20	8.42	15.69				
NET PARKING INC	8	.75	.55	.39	1.24				
MISCELLANEOUS	6	.26	.06	.03	.17				
TOTAL INCOME	9	13.63	11.45	9.57	16.07				
EXPENSE									
CLEANING	9	1.01	.86	.76	1.34	1.04	.93	.76	1.39
REPAIR-MAINT	9	1.09	1.00	.77	1.35	1.14	1.04	.88	1.37
UTILITIES	9	1.63	1.63	1.28	1.90	1.65	1.63	1.28	2.01
RDS/GRNDS/SEC	8	.38	.36	.09	.61	.40	.36	.09	.63
ADMINISTRATIVE	9	.90	.92	.63	1.17	.94	.92	.68	1.26
TOTAL OPER EXP	9	4.98	4.38	4.30	5.62	5.21	4.93	4.30	6.06
FIXED EXPENSES	9	2.67	2.10	1.82	3.83	2.80	2.17	1.96	3.95
TOTAL OPER+FIX	9	7.65	6.88	6.19	8.54	8.01	7.14	6.45	9.26
LEASING EXP	7	2.64	1.06	.41	1.30				
TOTAL PAYROLL	8	.50	.43	.34	.70				
TOTAL CONTRACT	9	1.24	1.13	.98	1.45				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4039	8
AVG SQFT/RETAIL TENANT	1952	5
AVG SQFT/OFFICE WORKER	348	3
AVG % OFFICE OCCUPANCY	75.6	8
AVG % RETAIL OCCUPANCY	100.0	5
AVG $ RATE YR-END RENT	14.51	8
AVG NET PRKNG INC/STALL	436.56	8
RENTABLE/GROSS SQFT	.95	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.01	9
PAYROLL	.12	3
CONTRACT	.75	9
SUP/MAT/MISC	.16	7
TRASH REMOVAL	.09	7
REPR/MAINT TOTAL	1.09	9
PAYROLL	.34	7
ELEVATOR	.12	9
HVAC	.20	9
ELECTRICAL	.08	9
STRUCT/ROOF	.02	3
PLUMBING	.04	7
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.42	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.63	9
ELECTRICAL	1.34	9
GAS	.25	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	6
RDS/GNDS/SEC TOTAL	.38	8
RDS/GNDS TOTAL	.06	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	5
RDS/GNDS OTHER	.06	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.32	8
SEC PAYROLL		
SEC CONTRACTS	.31	8
SEC OTHER		
ADMIN TOTAL	.90	9
PAYROLL	.25	5
MGMT FEES	.64	8
PROF FEES	.06	6
GEN OFC EXP	.06	6
OTHER ADM EXP	.12	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.67	9
REAL ESTATE TAX	2.62	9
BUILDING INS	.05	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.64	7
ADV/PROMOTION	.04	5
COMMISSIONS	.49	2
PROF FEES	.39	6
TENANT ALTS	2.90	5
BUY-OUTS		
OTHER LEASING	.02	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.50	8
CLEANING	.12	3
REPAIR/MAINT	.34	7
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.25	5
TOTAL CONTRACTS	1.24	9
CLEANING	.75	9
REPAIR/MAINT	.31	5
RDS/GROUNDS	.05	5
SECURITY	.31	8
ADMINISTRATIVE	.83	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

10-19 YEARS 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	27 BLDS	4,723,753 SQ. FT.				4,471,688 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	26					15.98	16.33	13.75	17.97
RETAIL AREA	17	17.92	17.94	12.62	30.94				
OTHER AREA	7	5.06	4.45	2.86	5.55				
TOTAL RENT	26	16.00	16.13	13.66	18.50				
NET PARKING INC	17	.42	.45	.18	.67				
MISCELLANEOUS	17	.22	.06	.03	.11				
TOTAL INCOME	26	16.41	16.91	13.68	18.78				
EXPENSE									
CLEANING	27	.91	.90	.78	1.04	.95	.92	.84	1.10
REPAIR-MAINT	27	1.51	1.32	1.10	1.64	1.59	1.35	1.18	1.73
UTILITIES	27	1.62	1.60	1.27	1.93	1.65	1.60	1.27	1.93
RDS/GRNDS/SEC	26	.32	.22	.14	.40	.34	.25	.14	.41
ADMINISTRATIVE	27	.85	.71	.55	1.06	.89	.76	.58	1.19
TOTAL OPER EXP	27	5.19	5.00	4.40	5.63	5.49	5.29	4.67	5.95
FIXED EXPENSES	27	2.96	2.72	2.29	3.52	3.12	2.94	2.34	3.72
TOTAL OPER + FIX	27	8.15	7.76	7.00	8.85	8.61	8.45	7.40	9.14
LEASING EXP	22	1.20	1.16	.41	1.69				
TOTAL PAYROLL	25	.54	.49	.35	.76				
TOTAL CONTRACT	27	1.30	1.03	.89	1.63				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6050	25
AVG SQFT/RETAIL TENANT	1767	15
AVG SQFT/OFFICE WORKER	267	23
AVG % OFFICE OCCUPANCY	88.3	26
AVG % RETAIL OCCUPANCY	71.0	17
AVG $ RATE YR-END RENT	18.70	23
AVG NET PRKNG INC/STALL	496.48	15
RENTABLE/GROSS SQFT	.90	17

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.91	27
PAYROLL	.10	5
CONTRACT	.79	27
SUP/MAT/MISC	.05	21
TRASH REMOVAL	.06	24
REPR/MAINT TOTAL	1.52	27
PAYROLL	.40	24
ELEVATOR	.23	27
HVAC	.41	27
ELECTRICAL	.07	27
STRUCT/ROOF	.16	15
PLUMBING	.06	23
FIRE/LIFE SFTY	.03	19
OTHER MAINT/SUP	.31	26

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.82	27
ELECTRICAL	1.36	26
GAS	.26	18
FUEL OIL	.17	6
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	24
RDS/GNDS/SEC TOTAL	.32	26
RDS/GNDS TOTAL	.06	21
RDS/GNDS PAYRL	.01	3
RDS/GNDS CONTR	.06	17
RDS/GNDS OTHER	.02	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.28	25
SEC PAYROLL	.08	9
SEC CONTRACTS	.29	20
SEC OTHER	.07	9
ADMIN TOTAL	.85	23
PAYROLL	.31	9
MGMT FEES	.57	19
PROF FEES	.11	15
GEN OFC EXP	.11	17
OTHER ADM EXP	.16	18

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.96	27
REAL ESTATE TAX	2.85	27
BUILDING INS	.07	27
PERS PROP TAX		
OTHER TAX	.13	9
LEASING EXPENSES	1.20	22
ADV/PROMOTION	.07	14
COMMISSIONS	.04	8
PROF FEES	.35	15
TENANT ALTS	.98	10
BUY-OUTS		
OTHER LEASING	.55	8

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.54	25
CLEANING	.10	5
REPAIR/MAINT	.40	24
RDS/GROUNDS	.01	3
SECURITY	.08	9
ADMINISTRATIVE	.31	9
TOTAL CONTRACTS	1.30	27
CLEANING	.79	27
REPAIR/MAINT	.57	13
RDS/GROUNDS	.06	17
SECURITY	.29	20
ADMINISTRATIVE	.63	20

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	12 BLDS	4,895,400 SQ. FT.				4,384,127 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					18.98	17.80	17.45	19.31
RETAIL AREA	8	20.95	17.80	16.15	21.67				
OTHER AREA	4	2.37	2.10	1.83	4.03				
TOTAL RENT	11	18.67	17.76	17.49	19.03				
NET PARKING INC	9	.56	.54	.26	.83				
MISCELLANEOUS	9	1.09	.18	.03	1.47				
TOTAL INCOME	11	19.98	18.86	17.75	21.62				
EXPENSE									
CLEANING	12	.99	.94	.82	1.18	1.05	.90	.85	1.23
REPAIR-MAINT	12	1.33	1.30	1.10	1.50	1.45	1.36	1.11	1.70
UTILITIES	12	1.90	1.86	1.47	2.28	2.00	2.07	1.47	2.37
RDS/GRNDS/SEC	12	.46	.51	.26	.62	.52	.55	.26	.79
ADMINISTRATIVE	12	1.12	1.27	.77	1.49	1.25	1.31	.80	1.65
TOTAL OPER EXP	12	5.80	6.10	4.90	6.47	6.48	6.86	4.93	7.57
FIXED EXPENSES	12	3.44	3.40	2.59	3.89	3.84	3.95	2.76	4.67
TOTAL OPER + FIX	12	9.24	9.08	7.98	10.67	10.32	10.54	7.98	12.38
LEASING EXP	9	.93	.81	.35	1.67				
TOTAL PAYROLL	12	.75	.79	.56	.87				
TOTAL CONTRACT	12	1.20	1.09	.77	1.87				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12646	11
AVG SQFT/RETAIL TENANT	1996	9
AVG SQFT/OFFICE WORKER	235	11
AVG % OFFICE OCCUPANCY	90.7	12
AVG % RETAIL OCCUPANCY	90.7	10
AVG $ RATE YR-END RENT	24.98	9
AVG NET PRKNG INC/STALL	1811.94	8
RENTABLE/GROSS SQFT	.89	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.97	11
PAYROLL	.38	4
CONTRACT	.74	11
SUP/MAT/MISC	.06	10
TRASH REMOVAL	.04	11
REPR/MAINT TOTAL	1.33	12
PAYROLL	.32	9
ELEVATOR	.26	12
HVAC	.34	12
ELECTRICAL	.10	9
STRUCT/ROOF	.15	5
PLUMBING	.05	9
FIRE/LIFE SFTY	.02	8
OTHER MAINT/SUP	.30	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.82	11
ELECTRICAL	1.59	11
GAS	.21	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	9
RDS/GNDS/SEC TOTAL	.46	12
RDS/GNDS TOTAL	.06	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	7
RDS/GNDS OTHER	.03	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.42	12
SEC PAYROLL	.21	4
SEC CONTRACTS	.41	9
SEC OTHER	.07	9
ADMIN TOTAL	1.12	12
PAYROLL	.35	10
MGMT FEES	.66	9
PROF FEES	.05	9
GEN OFC EXP	.32	11
OTHER ADM EXP	.04	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.44	12
REAL ESTATE TAX	3.30	12
BUILDING INS	.10	12
PERS PROP TAX		
OTHER TAX	.14	5
LEASING EXPENSES	.93	9
ADV/PROMOTION	.07	7
COMMISSIONS	.05	6
PROF FEES	.21	3
TENANT ALTS	.50	5
BUY-OUTS		
OTHER LEASING	1.11	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.75	12
CLEANING	.38	4
REPAIR/MAINT	.32	9
RDS/GROUNDS		
SECURITY	.21	4
ADMINISTRATIVE	.35	10
TOTAL CONTRACTS	1.20	12
CLEANING	.74	11
REPAIR/MAINT	.47	5
RDS/GROUNDS	.03	7
SECURITY	.41	9
ADMINISTRATIVE	.50	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

10-19 YEARS MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	3,035,964 SQ. FT.				2,816,728 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					16.30	18.94		
RETAIL AREA	3	26.17	34.75						
OTHER AREA	2	9.24	9.45						
TOTAL RENT	3	16.92	20.75						
NET PARKING INC	3	.32	.23						
MISCELLANEOUS	2	.37	.36						
TOTAL INCOME	3	17.37	20.82						
EXPENSE									
CLEANING	4	1.43	1.22	.93	2.12	1.48	1.26	.96	2.16
REPAIR-MAINT	4	1.51	1.47	1.39	1.66	1.61	1.61	1.49	1.76
UTILITIES	4	1.40	1.53	1.17	1.78	1.43	1.61	1.24	1.78
RDS/GRNDS/SEC	4	.36	.34	.29	.46	.39	.35	.32	.50
ADMINISTRATIVE	3	.63	.70			.69	.77		
TOTAL OPER EXP	4	5.19	5.49	4.67	6.18	5.60	6.17	5.18	6.51
FIXED EXPENSES	4	3.90	3.18	2.24	6.35	4.21	3.48	2.32	7.06
TOTAL OPER+FIX	4	9.10	9.24	7.39	12.05	9.80	9.99	7.84	13.23
LEASING EXP									
TOTAL PAYROLL	4	1.27	1.01	.87	1.82				
TOTAL CONTRACT	4	1.05	.97	.77	1.38				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	22655	4
AVG SQFT/RETAIL TENANT	1901	4
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	96.0	4
AVG % RETAIL OCCUPANCY	83.0	4
AVG $ RATE YR-END RENT	23.93	3
AVG NET PRKNG INC/STALL	449.70	3
RENTABLE/GROSS SQFT	.85	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.43	4	**UTILITIES TOTAL**	1.40	4	SECURITY TOTAL	.33	4	**FIXED EXP TOTAL**	4.09	4	**TOTAL PAYROLL**	1.27	4
PAYROLL	1.61	2	ELECTRICAL	1.21	4	SEC PAYROLL	.25	2	REAL ESTATE TAX	3.89	4	CLEANING	1.61	2
CONTRACT	.57	4	GAS	.11	2	SEC CONTRACTS	.20	3	BUILDING INS	.10	3	REPAIR/MAINT	.37	4
SUP/MAT/MISC	.11	4	FUEL OIL			SEC OTHER	.04	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	4	PURCH STEAM			**ADMIN TOTAL**	.63	3	OTHER TAX	.34	2	SECURITY	.25	2
REPR/MAINT TOTAL	1.51	4	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL	.37	4	COAL			MGMT FEES	.35	2	ADV/PROMOTION			**TOTAL CONTRACTS**	1.05	4
ELEVATOR	.20	4	WATER/SEWER	.09	4	PROF FEES	.04	2	COMMISSIONS			CLEANING	.57	4
HVAC	.28	4	**RDS/GNDS/SEC TOTAL**	.36	4	GEN OFC EXP	.32	2	PROF FEES			REPAIR/MAINT	.70	2
ELECTRICAL	.16	3	RDS/GNDS TOTAL	.04	3	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.04	3
STRUCT/ROOF	.10	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.20	3
PLUMBING	.01	2	RDS/GNDS CONTR	.04	3				OTHER LEASING			ADMINISTRATIVE	.28	3
FIRE/LIFE SFTY	.03	3	RDS/GNDS OTHER											
OTHER MAINT/SUP	.42	4												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

20-29 YEARS ALL SIZES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	29 BLDS	7,056,617 SQ. FT.				6,606,728 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	28					18.72	17.44	11.72	21.41
RETAIL AREA	14	15.49	16.65	9.99	20.89				
OTHER AREA	10	34.43	2.18	1.26	7.43				
TOTAL RENT	28	18.83	17.53	11.62	21.48				
NET PARKING INC	23	.69	.76	.31	.97				
MISCELLANEOUS	14	.58	.07	.04	.47				
TOTAL INCOME	28	19.89	18.51	12.05	23.34				
EXPENSE									
CLEANING	29	1.09	1.13	.94	1.33	1.05	1.14	.91	1.36
REPAIR-MAINT	28	1.80	1.74	1.23	2.08	1.89	1.83	1.30	2.12
UTILITIES	29	1.80	1.74	1.51	2.06	1.80	1.76	1.47	2.08
RDS/GRNDS/SEC	27	.46	.46	.25	.62	.49	.46	.25	.63
ADMINISTRATIVE	28	.93	.82	.52	1.11	1.00	.84	.55	1.16
TOTAL OPER EXP	28	6.04	5.68	4.76	6.97	6.45	5.89	5.07	7.26
FIXED EXPENSES	28	3.37	2.62	2.22	4.30	3.60	2.93	2.23	4.65
TOTAL OPER+FIX	27	9.47	8.60	7.50	10.86	10.14	9.12	7.62	11.57
LEASING EXP	.19	2.39	.64	.17	3.71				
TOTAL PAYROLL	25	.93	.74	.52	1.14				
TOTAL CONTRACT	29	1.49	1.47	.99	1.90				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10323	28
AVG SQFT/RETAIL TENANT	2455	14
AVG SQFT/OFFICE WORKER	225	18
AVG % OFFICE OCCUPANCY	90.1	28
AVG % RETAIL OCCUPANCY	89.5	14
AVG $ RATE YR-END RENT	22.06	23
AVG NET PRKNG INC/STALL	1136.58	19
RENTABLE/GROSS SQFT	.85	24

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.09	29	**UTILITIES TOTAL**	1.80	29	SECURITY TOTAL	.44	26	**FIXED EXP TOTAL**	3.37	28	**TOTAL PAYROLL**	.93	25
PAYROLL	.07	5	ELECTRICAL	1.42	29	SEC PAYROLL	.32	7	REAL ESTATE TAX	3.20	28	CLEANING	.07	5
CONTRACT	.96	29	GAS	.35	23	SEC CONTRACTS	.35	21	BUILDING INS	.08	29	REPAIR/MAINT	.65	22
SUP/MAT/MISC	.08	25	FUEL OIL	.10	5	SEC OTHER	.08	12	PERS PROP TAX	.78	2	RDS/GROUNDS	.34	2
TRASH REMOVAL	.06	23	PURCH STEAM			**ADMIN TOTAL**	.94	27	OTHER TAX	.17	15	SECURITY	.32	7
REPR/MAINT TOTAL	1.80	26	PURCH CH WTR			PAYROLL	.22	19	**LEASING EXPENSES**	2.39	19	ADMINISTRATIVE	.22	19
PAYROLL	.65	22	COAL			MGMT FEES	.70	19	ADV/PROMOTION	.07	12	**TOTAL CONTRACTS**	1.49	29
ELEVATOR	.24	25	WATER/SEWER	.10	23	PROF FEES	.07	23	COMMISSIONS	.09	5	CLEANING	.96	29
HVAC	.41	26	**RDS/GNDS/SEC TOTAL**	.46	27	GEN OFC EXP	.15	25	PROF FEES	.63	14	REPAIR/MAINT	.03	11
ELECTRICAL	.06	24	RDS/GNDS TOTAL	.08	18	OTHER ADM EXP	.07	14	TENANT ALTS	2.19	14	RDS/GROUNDS	.06	17
STRUCT/ROOF	.10	14	RDS/GNDS PAYRL	.34	2				BUY-OUTS			SECURITY	.35	21
PLUMBING	.05	22	RDS/GNDS CONTR	.06	17				OTHER LEASING	.38	9	ADMINISTRATIVE	.59	26
FIRE/LIFE SFTY	.02	12	RDS/GNDS OTHER	.02	3									
OTHER MAINT/SUP	.42	24												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

20-29 YEARS 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	320,452 SQ. FT.				304,855 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					20.22	21.01	13.03	25.84
RETAIL AREA	2	24.11	23.96						
OTHER AREA	2	1.41	1.16						
TOTAL RENT	5	20.17	21.01	12.96	25.20				
NET PARKING INC	4	.45	.24	.14	.74				
MISCELLANEOUS	3	.04	.05						
TOTAL INCOME	5	20.57	21.22	13.03	26.00				
EXPENSE									
CLEANING	5	1.33	1.37	1.08	1.51	1.36	1.42	1.08	1.55
REPAIR-MAINT	5	1.85	1.94	1.46	2.13	1.93	1.94	1.54	2.24
UTILITIES	5	1.67	1.63	.99	2.19	1.70	1.80	.99	2.19
RDS/GRNDS/SEC	5	.32	.23	.04	.69	.34	.24	.05	.69
ADMINISTRATIVE	5	1.09	.84	.63	1.55	1.14	.96	.63	1.66
TOTAL OPER EXP	5	6.27	5.67	4.81	7.62	6.59	6.34	4.88	8.07
FIXED EXPENSES	5	3.51	3.84	1.41	4.92	3.69	3.84	1.41	5.53
TOTAL OPER+FIX	5	9.78	10.00	6.28	12.24	10.28	10.90	6.30	13.24
LEASING EXP	5	.46	.50	.22	.71				
TOTAL PAYROLL	4	.75	.74	.61	.95				
TOTAL CONTRACT	5	1.65	1.74	1.23	2.04				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3468	5
AVG SQFT/RETAIL TENANT	1642	2
AVG SQFT/OFFICE WORKER	315	2
AVG % OFFICE OCCUPANCY	85.3	5
AVG % RETAIL OCCUPANCY	93.5	2
AVG $ RATE YR-END RENT	22.52	4
AVG NET PRKNG INC/STALL	1099.63	3
RENTABLE/GROSS SQFT	.93	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.33	5
PAYROLL	.14	3
CONTRACT	.93	5
SUP/MAT/MISC	.11	5
TRASH REMOVAL	.25	4
REPR/MAINT TOTAL	1.83	4
PAYROLL	.54	4
ELEVATOR	.26	4
HVAC	.21	4
ELECTRICAL	.16	3
STRUCT/ROOF	.05	3
PLUMBING	.07	4
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.60	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.67	5
ELECTRICAL	1.35	5
GAS	.29	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	4
RDS/GNDS/SEC TOTAL	.32	5
RDS/GNDS TOTAL	.07	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	5
SEC PAYROLL		
SEC CONTRACTS	.26	5
SEC OTHER	.01	2
ADMIN TOTAL	1.09	5
PAYROLL	.15	3
MGMT FEES	.85	4
PROF FEES	.09	4
GEN OFC EXP	.10	5
OTHER ADM EXP	.17	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.51	5
REAL ESTATE TAX	3.42	5
BUILDING INS	.07	5
PERS PROP TAX		
OTHER TAX	.03	4
LEASING EXPENSES	.46	5
ADV/PROMOTION	.07	3
COMMISSIONS	.04	2
PROF FEES	.31	2
TENANT ALTS	.42	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.75	4
CLEANING	.14	3
REPAIR/MAINT	.54	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.15	3
TOTAL CONTRACTS	1.65	5
CLEANING	.93	5
REPAIR/MAINT	.66	3
RDS/GROUNDS	.08	3
SECURITY	.26	5
ADMINISTRATIVE	.94	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

20-29 YEARS 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	15 BLDS	2,983,595 SQ. FT.				2,835,685 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	15					16.39	17.01	11.18	19.25
RETAIL AREA	6	17.58	16.65	14.80	18.76				
OTHER AREA	5	51.10	6.08	1.19	33.01				
TOTAL RENT	15	17.40	16.88	11.16	19.28				
NET PARKING INC	12	.71	.82	.50	1.08				
MISCELLANEOUS	6	.74	.26	.03	.53				
TOTAL INCOME	15	18.54	17.98	11.57	20.53				
EXPENSE									
CLEANING	15	1.05	.99	.89	1.24	1.06	1.03	.91	1.27
REPAIR-MAINT	15	1.75	1.60	1.07	2.11	1.79	1.61	1.15	2.19
UTILITIES	15	1.77	1.73	1.55	2.08	1.78	1.80	1.55	2.08
RDS/GRNDS/SEC	13	.51	.48	.25	.77	.54	.49	.25	.79
ADMINISTRATIVE	14	.99	.79	.46	1.17	1.04	.81	.53	1.17
TOTAL OPER EXP	15	5.98	5.87	4.54	7.36	6.29	5.89	4.95	7.70
FIXED EXPENSES	14	3.43	2.36	2.12	4.67	3.63	2.50	2.17	4.81
TOTAL OPER+FIX	14	9.55	8.32	7.05	11.69	10.10	8.65	7.55	11.74
LEASING EXP	9	4.11	.77	.09	9.83				
TOTAL PAYROLL	13	.84	.62	.37	1.24				
TOTAL CONTRACT	15	1.35	1.20	.92	1.73				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9127	15
AVG SQFT/RETAIL TENANT	1778	7
AVG SQFT/OFFICE WORKER	258	11
AVG % OFFICE OCCUPANCY	89.5	15
AVG % RETAIL OCCUPANCY	91.2	7
AVG $ RATE YR-END RENT	18.04	12
AVG NET PRKNG INC/STALL	934.92	10
RENTABLE/GROSS SQFT	.89	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.05	15
PAYROLL		
CONTRACT	.89	15
SUP/MAT/MISC	.11	12
TRASH REMOVAL	.08	11
REPR/MAINT TOTAL	1.73	14
PAYROLL	.57	12
ELEVATOR	.24	14
HVAC	.41	14
ELECTRICAL	.09	13
STRUCT/ROOF	.13	8
PLUMBING	.08	11
FIRE/LIFE SFTY	.03	6
OTHER MAINT/SUP	.45	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.77	15
ELECTRICAL	1.44	15
GAS	.26	12
FUEL OIL	.17	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	13
RDS/GNDS/SEC TOTAL	.51	13
RDS/GNDS TOTAL	.10	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	9
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.48	12
SEC PAYROLL	.39	3
SEC CONTRACTS	.45	9
SEC OTHER	.09	6
ADMIN TOTAL	1.00	13
PAYROLL	.29	8
MGMT FEES	.75	10
PROF FEES	.08	11
GEN OFC EXP	.14	12
OTHER ADM EXP	.08	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.43	14
REAL ESTATE TAX	3.33	14
BUILDING INS	.06	15
PERS PROP TAX		
OTHER TAX	.05	7
LEASING EXPENSES	4.11	9
ADV/PROMOTION	.04	5
COMMISSIONS		
PROF FEES	.84	9
TENANT ALTS	3.49	7
BUY-OUTS		
OTHER LEASING	.54	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.84	13
CLEANING		
REPAIR/MAINT	.57	12
RDS/GROUNDS		
SECURITY	.39	3
ADMINISTRATIVE	.29	8
TOTAL CONTRACTS	1.35	15
CLEANING	.89	15
REPAIR/MAINT	.46	4
RDS/GROUNDS	.06	9
SECURITY	.45	9
ADMINISTRATIVE	.64	13

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

20-29 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,464,108 SQ. FT.				1,412,793 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					20.69	20.12	16.03	25.69
RETAIL AREA	3	9.40	10.29						
OTHER AREA									
TOTAL RENT	4	20.34	19.55	15.65	25.51				
NET PARKING INC	3	.78	.85						
MISCELLANEOUS	3	1.07	.17						
TOTAL INCOME	4	21.80	22.04	16.44	27.38				
EXPENSE									
CLEANING	4	1.21	1.19	.95	1.42	1.24	1.22	.96	1.48
REPAIR-MAINT	4	1.53	1.58	1.26	1.83	1.57	1.59	1.28	1.89
UTILITIES	4	1.68	1.69	1.51	1.86	1.72	1.70	1.53	1.92
RDS/GRNDS/SEC	4	.57	.56	.41	.78	.59	.57	.43	.79
ADMINISTRATIVE	4	.63	.62	.34	.86	.66	.64	.35	.91
TOTAL OPER EXP	4	5.62	5.35	5.03	6.18	5.82	5.40	5.20	6.41
FIXED EXPENSES	4	3.72	3.08	2.69	5.00	3.85	3.25	2.79	5.12
TOTAL OPER + FIX	4	9.33	8.94	7.77	11.14	9.67	9.45	8.04	11.47
LEASING EXP	2	3.57	3.71						
TOTAL PAYROLL	4	.68	.75	.51	.85				
TOTAL CONTRACT	4	2.21	2.24	1.27	3.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13271	3
AVG SQFT/RETAIL TENANT	2709	2
AVG SQFT/OFFICE WORKER	208	2
AVG % OFFICE OCCUPANCY	87.5	3
AVG % RETAIL OCCUPANCY	90.0	2
AVG $ RATE YR-END RENT	23.47	3
AVG NET PRKNG INC/STALL	1277.59	3
RENTABLE/GROSS SQFT	.86	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.21	4
PAYROLL		
CONTRACT	1.08	4
SUP/MAT/MISC	.09	4
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	1.53	4
PAYROLL	.48	3
ELEVATOR	.26	4
HVAC	.54	4
ELECTRICAL	.08	4
STRUCT/ROOF		
PLUMBING	.03	4
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.18	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.68	4
ELECTRICAL	1.40	4
GAS	.36	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.57	4
RDS/GNDS TOTAL	.05	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.55	4
SEC PAYROLL	.21	2
SEC CONTRACTS	.50	3
SEC OTHER		
ADMIN TOTAL	.63	4
PAYROLL	.23	4
MGMT FEES		
PROF FEES	.07	4
GEN OFC EXP	.16	4
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.72	4
REAL ESTATE TAX	3.31	4
BUILDING INS	.09	4
PERS PROP TAX		
OTHER TAX	.43	3
LEASING EXPENSES	3.57	2
ADV/PROMOTION	.17	2
COMMISSIONS		
PROF FEES		
TENANT ALTS	2.66	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.68	4
CLEANING		
REPAIR/MAINT	.48	3
RDS/GROUNDS		
SECURITY	.21	2
ADMINISTRATIVE	.23	4
TOTAL CONTRACTS	2.21	4
CLEANING	1.08	4
REPAIR/MAINT	1.02	3
RDS/GROUNDS	.05	2
SECURITY	.50	3
ADMINISTRATIVE	.25	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

20-29 YEARS MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	2,242,456 SQ. FT.				2,007,389 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					20.46	23.22		
RETAIL AREA	3	15.79	18.24						
OTHER AREA	2	6.61	19.55						
TOTAL RENT	3	19.60	21.94						
NET PARKING INC	3	.65	.65						
MISCELLANEOUS	2	.19	.17						
TOTAL INCOME	3	20.39	22.59						
EXPENSE									
CLEANING	3	1.02	1.09			.89	.86		
REPAIR-MAINT	3	2.05	1.90			2.25	2.03		
UTILITIES	3	1.89	1.92			1.55	1.74		
RDS/GRNDS/SEC	3	.36	.39			.40	.48		
ADMINISTRATIVE	3	1.05	1.05			1.17	1.14		
TOTAL OPER EXP	3	6.37	6.71			7.12	7.24		
FIXED EXPENSES	3	3.06	2.72			3.42	3.06		
TOTAL OPER + FIX	3	9.44	9.64			10.54	10.50		
LEASING EXP	2	.46	.38						
TOTAL PAYROLL	3	1.21	1.35						
TOTAL CONTRACT	3	1.16	1.10						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15699	3
AVG SQFT/RETAIL TENANT	2860	3
AVG SQFT/OFFICE WORKER	197	2
AVG % OFFICE OCCUPANCY	93.1	3
AVG % RETAIL OCCUPANCY	88.5	3
AVG $ RATE YR-END RENT	25.90	3
AVG NET PRKNG INC/STALL	1319.75	3
RENTABLE/GROSS SQFT	.80	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.02	3
PAYROLL		
CONTRACT	.95	3
SUP/MAT/MISC	.04	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	2.05	3
PAYROLL	.84	3
ELEVATOR	.24	3
HVAC	.34	3
ELECTRICAL	.05	3
STRUCT/ROOF	.03	2
PLUMBING	.04	3
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.51	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.89	3
ELECTRICAL	1.38	3
GAS	.44	3
FUEL OIL	.07	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.36	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	3
SEC PAYROLL	.36	2
SEC CONTRACTS	.18	2
SEC OTHER	.04	2
ADMIN TOTAL	1.05	3
PAYROLL	.17	3
MGMT FEES	.65	3
PROF FEES	.07	3
GEN OFC EXP	.15	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.06	3
REAL ESTATE TAX	2.98	3
BUILDING INS	.09	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.46	2
ADV/PROMOTION	.04	2
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.21	3
CLEANING		
REPAIR/MAINT	.84	3
RDS/GROUNDS		
SECURITY	.36	2
ADMINISTRATIVE	.17	3
TOTAL CONTRACTS	1.16	3
CLEANING	.95	3
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.18	2
ADMINISTRATIVE	.72	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

30-39 YEARS ALL SIZES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,246,996 SQ. FT.				1,185,000 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					11.49	9.95		
RETAIL AREA	4	23.57	18.78	9.02	37.08				
OTHER AREA									
TOTAL RENT	3	11.58	10.06						
NET PARKING INC	3	.43	.52						
MISCELLANEOUS									
TOTAL INCOME	3	11.98	10.53						
EXPENSE									
CLEANING	6	1.20	1.18	.99	1.49	1.21	1.18	1.01	1.51
REPAIR-MAINT	5	1.44	1.35	.85	1.87	1.46	1.37	.87	1.88
UTILITIES	6	1.90	1.83	1.50	2.22	1.91	1.85	1.50	2.22
RDS/GRNDS/SEC	6	.68	.54	.28	1.07	.72	.63	.28	1.07
ADMINISTRATIVE	5	.70	.67	.41	.98	.74	.67	.45	1.00
TOTAL OPER EXP	6	5.86	5.63	4.61	6.81	6.17	6.06	4.61	7.59
FIXED EXPENSES	5	3.00	1.90	.25	5.60	3.23	1.93	.25	6.50
TOTAL OPER + FIX	5	8.46	7.13	4.33	12.84	9.10	7.25	4.39	14.67
LEASING EXP	2	2.90	1.84						
TOTAL PAYROLL	6	1.24	1.33	.68	1.77				
TOTAL CONTRACT	6	1.76	1.62	.98	2.32				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	43613	5
AVG SQFT/RETAIL TENANT	3139	3
AVG SQFT/OFFICE WORKER	318	5
AVG % OFFICE OCCUPANCY	85.9	6
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	12.47	2
AVG NET PRKNG INC/STALL	782.26	3
RENTABLE/GROSS SQFT	.85	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.20	6
PAYROLL	1.11	2
CONTRACT	.83	6
SUP/MAT/MISC	.12	5
TRASH REMOVAL	.12	5
REPR/MAINT TOTAL	1.44	6
PAYROLL	.70	6
ELEVATOR	.26	6
HVAC	.12	6
ELECTRICAL	.07	6
STRUCT/ROOF	.04	2
PLUMBING	.07	6
FIRE/LIFE SFTY	.05	5
OTHER MAINT/SUP	.22	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.90	6
ELECTRICAL	1.41	6
GAS	.33	6
FUEL OIL	.07	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.17	4
RDS/GNDS/SEC TOTAL	.68	6
RDS/GNDS TOTAL	.07	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	4
RDS/GNDS OTHER	.05	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.63	6
SEC PAYROLL		
SEC CONTRACTS	.63	6
SEC OTHER		
ADMIN TOTAL	.70	5
PAYROLL	.39	5
MGMT FEES		
PROF FEES		
GEN OFC EXP	.22	3
OTHER ADM EXP	.11	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.44	4
REAL ESTATE TAX	3.41	4
BUILDING INS	.05	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.90	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.24	6
CLEANING	1.11	2
REPAIR/MAINT	.70	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.39	5
TOTAL CONTRACTS	1.76	6
CLEANING	.83	6
REPAIR/MAINT	.43	4
RDS/GROUNDS	.04	4
SECURITY	.63	6
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

40-49 YEARS ALL SIZES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	298,775 SQ. FT.				294,047 SQ. FT.			
	#	DOLLARS/SQ.-FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					10.84	10.10		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	10.85	10.10						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	11.07	10.51						
EXPENSE									
CLEANING	3	1.13	1.06			1.13	1.06		
REPAIR-MAINT	3	2.57	1.18			2.61	1.18		
UTILITIES	3	1.76	1.15			1.76	1.15		
RDS/GRNDS/SEC	3	.57	.19			.58	.19		
ADMINISTRATIVE	3	.81	.55			.83	.57		
TOTAL OPER EXP	3	6.84	3.73			6.95	3.87		
FIXED EXPENSES	3	.79	.71			.80	.74		
TOTAL OPER + FIX	3	7.63	4.44			7.75	4.61		
LEASING EXP	2	.21	.21						
TOTAL PAYROLL	3	2.47	.96						
TOTAL CONTRACT	3	1.01	1.30						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	36756	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	220	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.29	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.13	3
PAYROLL	.48	2
CONTRACT	.56	3
SUP/MAT/MISC	.10	3
TRASH REMOVAL	.02	2
REPR/MAINT TOTAL	2.57	3
PAYROLL	1.22	3
ELEVATOR	.04	2
HVAC	.31	3
ELECTRICAL	.10	3
STRUCT/ROOF	.39	3
PLUMBING	.04	3
FIRE/LIFE SFTY	.06	3
OTHER MAINT/SUP	.42	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.76	3
ELECTRICAL	1.33	3
GAS	.04	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	2
RDS/GNDS/SEC TOTAL	.57	3
RDS/GNDS TOTAL	.48	3
RDS/GNDS PAYRL	.25	3
RDS/GNDS CONTR	14	3
RDS/GNDS OTHER	.10	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.09	3
SEC PAYROLL		
SEC CONTRACTS	.08	3
SEC OTHER	.01	2
ADMIN TOTAL	.81	3
PAYROLL	.54	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.12	3
OTHER ADM EXP	.09	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.79	3
REAL ESTATE TAX	.70	3
BUILDING INS	.04	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.21	2
ADV/PROMOTION		
COMMISSIONS	.05	2
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	.16	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.47	3
CLEANING	.48	2
REPAIR/MAINT	1.22	3
RDS/GROUNDS	.25	3
SECURITY		
ADMINISTRATIVE	.54	3
TOTAL CONTRACTS	1.01	3
CLEANING	.56	3
REPAIR/MAINT	.48	2
RDS/GROUNDS	.14	3
SECURITY	.08	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

50 OR MORE YEARS ALL SIZES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	2,513,562 SQ. FT.				2,248,907 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					26.42	26.50	20.00	35.71
RETAIL AREA	2	19.64	15.43						
OTHER AREA									
TOTAL RENT	5	24.78	24.89	13.43	35.71				
NET PARKING INC	2	.35	.50						
MISCELLANEOUS	2	.04	.04						
TOTAL INCOME	5	24.97	24.92	13.79	35.87				
EXPENSE									
CLEANING	7	1.33	1.32	.97	1.52	1.35	1.32	1.11	1.52
REPAIR-MAINT	7	2.13	1.46	1.32	2.07	2.23	1.84	1.47	2.07
UTILITIES	7	2.15	2.02	1.75	2.66	2.17	2.16	1.94	2.66
RDS/GRNDS/SEC	7	.88	.66	.33	.95	.98	.80	.39	1.04
ADMINISTRATIVE	7	.93	.97	.43	1.09	1.04	1.00	.49	1.32
TOTAL OPER EXP	7	7.43	7.14	5.58	7.22	8.31	7.14	6.46	7.81
FIXED EXPENSES	7	4.23	4.12	2.43	6.54	4.73	4.12	3.05	6.97
TOTAL OPER + FIX	7	11.66	11.42	9.23	13.35	13.03	12.59	10.60	14.37
LEASING EXP	4	.94	.22	.09	.99				
TOTAL PAYROLL	6	1.01	.76	.57	1.00				
TOTAL CONTRACT	7	2.68	2.60	1.38	2.94				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11727	6
AVG SQFT/RETAIL TENANT	2117	4
AVG SQFT/OFFICE WORKER	207	4
AVG % OFFICE OCCUPANCY	69.7	7
AVG % RETAIL OCCUPANCY	72.0	4
AVG $ RATE YR-END RENT	23.63	5
AVG NET PRKNG INC/STALL	626.87	2
RENTABLE/GROSS SQFT	.74	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.33	7
PAYROLL	.06	2
CONTRACT	1.19	7
SUP/MAT/MISC	.08	5
TRASH REMOVAL	.10	7
REPR/MAINT TOTAL	2.23	6
PAYROLL	.50	4
ELEVATOR	.26	6
HVAC	.45	6
ELECTRICAL	.19	5
STRUCT/ROOF	1.00	2
PLUMBING	.10	4
FIRE/LIFE SFTY	.04	4
OTHER MAINT/SUP	.26	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.15	7
ELECTRICAL	1.69	7
GAS	.34	3
FUEL OIL		
PURCH STEAM	.56	2
PURCH CH WTR		
COAL		
WATER/SEWER	.16	4
RDS/GNDS/SEC TOTAL	.88	7
RDS/GNDS TOTAL	.14	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	3
RDS/GNDS OTHER	.12	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.78	7
SEC PAYROLL	.50	2
SEC CONTRACTS	.57	5
SEC OTHER	.04	4
ADMIN TOTAL	.93	7
PAYROLL	.28	6
MGMT FEES	.90	3
PROF FEES	.01	5
GEN OFC EXP	.19	4
OTHER ADM EXP	.08	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.23	7
REAL ESTATE TAX	3.80	7
BUILDING INS	.10	6
PERS PROP TAX		
OTHER TAX	.78	4
LEASING EXPENSES	.94	4
ADV/PROMOTION	.04	4
COMMISSIONS		
PROF FEES	.17	3
TENANT ALTS	.82	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.01	6
CLEANING	.06	2
REPAIR/MAINT	.50	4
RDS/GROUNDS		
SECURITY	.50	2
ADMINISTRATIVE	.28	6
TOTAL CONTRACTS	2.68	7
CLEANING	1.19	7
REPAIR/MAINT	1.14	5
RDS/GROUNDS	.03	3
SECURITY	.57	5
ADMINISTRATIVE	.62	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	155 BLDS	44,110,651 SQ. FT.				40,109,912 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	136					22.15	19.25	14.64	25.91
RETAIL AREA	100	24.44	20.91	12.96	32.17				
OTHER AREA	36	12.37	5.37	2.13	9.78				
TOTAL RENT	139	22.53	19.10	14.46	25.24				
NET PARKING INC	112	.71	.70	.37	.93				
MISCELLANEOUS	95	.33	.10	.04	.22				
TOTAL INCOME	139	23.38	19.56	14.73	26.81				
EXPENSE									
CLEANING	155	1.09	1.01	.83	1.28	1.12	1.05	.87	1.32
REPAIR-MAINT	154	1.52	1.36	1.02	1.78	1.62	1.43	1.10	1.86
UTILITIES	155	1.69	1.65	1.30	1.99	1.70	1.67	1.30	2.08
RDS/GRNDS/SEC	150	.49	.39	.25	.63	.54	.41	.26	.72
ADMINISTRATIVE	153	.96	.86	.56	1.30	1.06	.97	.59	1.38
TOTAL OPER EXP	154	5.74	5.50	4.44	6.59	6.31	5.89	4.94	7.17
FIXED EXPENSES	153	4.22	3.09	2.28	4.67	4.64	3.42	2.38	4.93
TOTAL OPER + FIX	152	9.95	8.79	7.22	11.42	10.96	9.77	7.55	11.84
LEASING EXP	107	1.73	.74	.26	2.10				
TOTAL PAYROLL	145	.94	.72	.43	.97				
TOTAL CONTRACT	153	1.47	1.32	.97	1.85				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12472	147
AVG SQFT/RETAIL TENANT	2189	100
AVG SQFT/OFFICE WORKER	257	104
AVG % OFFICE OCCUPANCY	90.1	152
AVG % RETAIL OCCUPANCY	88.8	105
AVG $ RATE YR-END RENT	23.47	116
AVG NET PRKNG INC/STALL	1238.18	101
RENTABLE/GROSS SQFT	.86	112

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.09**	**152**
PAYROLL	.31	45
CONTRACT	.86	152
SUP/MAT/MISC	.07	127
TRASH REMOVAL	.06	140
REPR/MAINT TOTAL	**1.53**	**149**
PAYROLL	.54	126
ELEVATOR	.25	147
HVAC	.30	149
ELECTRICAL	.09	138
STRUCT/ROOF	.12	77
PLUMBING	.05	128
FIRE/LIFE SFTY	.03	91
OTHER MAINT/SUP	.31	138

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.69**	**152**
ELECTRICAL	1.41	150
GAS	.20	120
FUEL OIL	.08	22
PURCH STEAM	.31	13
PURCH CH WTR		
COAL		
WATER/SEWER	.11	128
RDS/GNDS/SEC TOTAL	**.50**	**148**
RDS/GNDS TOTAL	.07	101
RDS/GNDS PAYRL	.08	14
RDS/GNDS CONTR	.04	80
RDS/GNDS OTHER	.04	53

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.46	146
SEC PAYROLL	.26	58
SEC CONTRACTS	.36	125
SEC OTHER	.07	62
ADMIN TOTAL	**.96**	**146**
PAYROLL	.27	106
MGMT FEES	.69	104
PROF FEES	.07	107
GEN OFC EXP	.19	123
OTHER ADM EXP	.07	91

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.28**	**150**
REAL ESTATE TAX	4.05	150
BUILDING INS	.09	146
PERS PROP TAX	.24	7
OTHER TAX	.36	50
LEASING EXPENSES	**1.73**	**107**
ADV/PROMOTION	.06	70
COMMISSIONS	.06	33
PROF FEES	.45	66
TENANT ALTS	1.44	81
BUY-OUTS	.45	9
OTHER LEASING	.56	53

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.94**	**145**
CLEANING	.31	45
REPAIR/MAINT	.54	126
RDS/GROUNDS	.08	14
SECURITY	.26	58
ADMINISTRATIVE	.27	106
TOTAL CONTRACTS	**1.47**	**153**
CLEANING	.88	152
REPAIR/MAINT	.56	77
RDS/GROUNDS	.04	80
SECURITY	.36	125
ADMINISTRATIVE	.60	127

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	164,475 SQ. FT.				156,629 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					17.61	11.38	9.02	23.18
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	16.58	11.38	9.02	20.88				
NET PARKING INC	2	.32	.26						
MISCELLANEOUS									
TOTAL INCOME	5	16.80	11.49	9.02	21.27				
EXPENSE									
CLEANING	6	1.52	1.17	.81	1.99	1.59	1.17	1.04	1.99
REPAIR-MAINT	5	.89	.89	.58	1.15	.94	.89	.58	1.31
UTILITIES	6	2.14	1.66	.89	2.32	2.25	1.87	.89	2.42
RDS/GRNDS/SEC	6	.55	.16	.13	.46	.56	.18	.13	.46
ADMINISTRATIVE	6	.79	.53	.40	.60	.83	.53	.40	.60
TOTAL OPER EXP	5	5.48	4.14	3.13	6.82	5.82	4.14	3.13	7.63
FIXED EXPENSES	6	2.36	2.09	1.89	2.49	2.48	2.09	1.89	3.18
TOTAL OPER + FIX	5	7.88	6.03	4.35	9.72	8.37	6.03	4.35	10.89
LEASING EXP	4	.42	.38	.21	.59				
TOTAL PAYROLL	5	1.06	.96	.19	1.70				
TOTAL CONTRACT	6	1.60	1.40	.93	1.73				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7538	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	227	3
AVG % OFFICE OCCUPANCY	96.3	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.26	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.52**	**6**
PAYROLL		
CONTRACT	1.15	6
SUP/MAT/MISC	.08	5
TRASH REMOVAL	.05	5
REPR/MAINT TOTAL	**.89**	**5**
PAYROLL	.41	2
ELEVATOR	.23	3
HVAC	.31	5
ELECTRICAL	.04	5
STRUCT/ROOF	.05	2
PLUMBING	.04	4
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.14	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.14**	**6**
ELECTRICAL	1.53	6
GAS	.57	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	5
RDS/GNDS/SEC TOTAL	**.55**	**6**
RDS/GNDS TOTAL	.13	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.15	3
RDS/GNDS OTHER	.10	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.44	6
SEC PAYROLL		
SEC CONTRACTS	.05	5
SEC OTHER		
ADMIN TOTAL	**.79**	**6**
PAYROLL	.28	3
MGMT FEES	.60	4
PROF FEES	.04	3
GEN OFC EXP	.06	4
OTHER ADM EXP	.21	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.36**	**6**
REAL ESTATE TAX	2.32	6
BUILDING INS	.04	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.42**	**4**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.10	3
TENANT ALTS	.32	3
BUY-OUTS		
OTHER LEASING	.13	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.08**	**5**
CLEANING		
REPAIR/MAINT	.41	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.28	3
TOTAL CONTRACTS	**1.60**	**6**
CLEANING	1.15	6
REPAIR/MAINT	.35	2
RDS/GROUNDS	.15	3
SECURITY	.05	5
ADMINISTRATIVE	.50	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	21 BLDS	1,570,339 SQ. FT.				1,462,909 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	18					17.76	18.98	10.06	24.09
RETAIL AREA	10	17.75	12.55	5.38	24.89				
OTHER AREA	2	1.41	1.16						
TOTAL RENT	19	17.44	17.41	11.16	23.77				
NET PARKING INC	15	.83	.68	.53	1.20				
MISCELLANEOUS	13	.11	.05	.03	.11				
TOTAL INCOME	19	18.18	18.20	12.02	24.59				
EXPENSE									
CLEANING	21	1.17	1.24	.85	1.41	1.24	1.34	.95	1.53
REPAIR-MAINT	21	1.30	1.22	.87	1.88	1.40	1.28	.94	1.91
UTILITIES	21	1.76	1.64	1.22	2.19	1.83	1.80	1.29	2.23
RDS/GRNDS/SEC	20	.36	.32	.10	.41	.39	.36	.11	.47
ADMINISTRATIVE	21	1.07	.97	.65	1.43	1.15	1.18	.71	1.52
TOTAL OPER EXP	21	5.65	5.32	4.33	7.08	6.06	5.91	4.82	7.31
FIXED EXPENSES	21	3.45	3.49	2.13	4.59	3.71	3.84	2.27	4.95
TOTAL OPER + FIX	21	9.10	8.81	6.64	11.76	9.77	9.77	7.28	11.80
LEASING EXP	16	2.38	.67	.32	1.30				
TOTAL PAYROLL	19	.68	.59	.39	.81				
TOTAL CONTRACT	21	1.50	1.29	.97	1.91				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4313	18
AVG SQFT/RETAIL TENANT	2465	9
AVG SQFT/OFFICE WORKER	265	10
AVG % OFFICE OCCUPANCY	86.7	20
AVG % RETAIL OCCUPANCY	96.5	11
AVG $ RATE YR-END RENT	17.95	15
AVG NET PRKNG INC/STALL	618.07	15
RENTABLE/GROSS SQFT	.93	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.17	21
PAYROLL	.11	7
CONTRACT	.85	21
SUP/MAT/MISC	.18	20
TRASH REMOVAL	.14	18
REPR/MAINT TOTAL	1.28	20
PAYROLL	.41	16
ELEVATOR	.17	20
HVAC	.22	20
ELECTRICAL	.09	19
STRUCT/ROOF	.05	9
PLUMBING	.05	17
FIRE/LIFE SFTY	.06	11
OTHER MAINT/SUP	.43	18

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.76	21
ELECTRICAL	1.40	21
GAS	.22	20
FUEL OIL	.24	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	19
RDS/GNDS/SEC TOTAL	.36	20
RDS/GNDS TOTAL	.06	19
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	13
RDS/GNDS OTHER	.01	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	20
SEC PAYROLL	.03	3
SEC CONTRACTS	.30	19
SEC OTHER	.05	5
ADMIN TOTAL	1.07	21
PAYROLL	.42	13
MGMT FEES	.75	16
PROF FEES	.08	14
GEN OFC EXP	.10	18
OTHER ADM EXP	.13	15

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.45	21
REAL ESTATE TAX	3.34	21
BUILDING INS	.07	20
PERS PROP TAX		
OTHER TAX	.14	7
LEASING EXPENSES	2.38	16
ADV/PROMOTION	.06	10
COMMISSIONS	.27	4
PROF FEES	.65	11
TENANT ALTS	2.52	11
BUY-OUTS		
OTHER LEASING	.32	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.68	19
CLEANING	.11	7
REPAIR/MAINT	.41	16
RDS/GROUNDS		
SECURITY	.03	3
ADMINISTRATIVE	.42	13
TOTAL CONTRACTS	1.50	21
CLEANING	.85	21
REPAIR/MAINT	.61	11
RDS/GROUNDS	.07	13
SECURITY	.30	19
ADMINISTRATIVE	.73	18

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	56 BLDS	10,239,007 SQ. FT.				9,631,334 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	54					19.31	17.49	14.54	23.79
RETAIL AREA	35	25.62	20.20	14.50	30.94				
OTHER AREA	12	36.57	6.20	2.81	7.60				
TOTAL RENT	54	19.80	17.67	14.46	24.25				
NET PARKING INC	38	.64	.68	.37	.88				
MISCELLANEOUS	31	.20	.07	.03	.15				
TOTAL INCOME	54	20.44	18.18	14.50	24.92				
EXPENSE									
CLEANING	56	1.04	.96	.81	1.21	1.06	.99	.83	1.27
REPAIR-MAINT	56	1.49	1.38	1.05	1.66	1.56	1.43	1.07	1.76
UTILITIES	56	1.67	1.62	1.32	2.04	1.70	1.62	1.32	2.04
RDS/GRNDS/SEC	53	.46	.31	.18	.66	.49	.34	.21	.72
ADMINISTRATIVE	54	.95	.82	.51	1.22	1.01	.84	.55	1.33
TOTAL OPER EXP	56	5.56	5.47	4.42	6.25	5.92	5.71	4.64	6.58
FIXED EXPENSES	55	3.69	2.83	2.20	4.65	3.92	3.09	2.25	4.74
TOTAL OPER + FIX	55	9.28	8.41	7.00	11.05	9.88	8.78	7.34	11.52
LEASING EXP	42	1.97	.74	.21	2.35				
TOTAL PAYROLL	51	.66	.58	.38	.84				
TOTAL CONTRACT	55	1.50	1.37	.96	1.95				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8562	54
AVG SQFT/RETAIL TENANT	1958	31
AVG SQFT/OFFICE WORKER	270	44
AVG % OFFICE OCCUPANCY	90.9	55
AVG % RETAIL OCCUPANCY	92.2	33
AVG $ RATE YR-END RENT	20.57	48
AVG NET PRKNG INC/STALL	1008.90	32
RENTABLE/GROSS SQFT	.89	38

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.04	55
PAYROLL	.16	13
CONTRACT	.88	55
SUP/MAT/MISC	.09	43
TRASH REMOVAL	.06	48
REPR/MAINT TOTAL	1.49	54
PAYROLL	.43	46
ELEVATOR	.22	54
HVAC	.36	54
ELECTRICAL	.07	51
STRUCT/ROOF	.14	27
PLUMBING	.06	46
FIRE/LIFE SFTY	.03	33
OTHER MAINT/SUP	.37	50

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.68	55
ELECTRICAL	1.40	54
GAS	.24	37
FUEL OIL	.16	9
PURCH STEAM	.41	4
PURCH CH WTR		
COAL		
WATER/SEWER	.11	47
RDS/GNDS/SEC TOTAL	.45	52
RDS/GNDS TOTAL	.05	37
RDS/GNDS PAYRL	.01	6
RDS/GNDS CONTR	.04	31
RDS/GNDS OTHER	.04	16

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.43	50
SEC PAYROLL	.14	19
SEC CONTRACTS	.43	42
SEC OTHER	.08	17
ADMIN TOTAL	.95	48
PAYROLL	.30	29
MGMT FEES	.72	35
PROF FEES	.09	35
GEN OFC EXP	.13	39
OTHER ADM EXP	.11	33

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.74	53
REAL ESTATE TAX	3.62	53
BUILDING INS	.07	52
PERS PROP TAX		
OTHER TAX	.15	17
LEASING EXPENSES	1.97	42
ADV/PROMOTION	.05	25
COMMISSIONS	.08	14
PROF FEES	.51	28
TENANT ALTS	1.71	32
BUY-OUTS	1.69	3
OTHER LEASING	.29	19

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.66	51
CLEANING	.16	13
REPAIR/MAINT	.43	46
RDS/GROUNDS	.01	6
SECURITY	.14	19
ADMINISTRATIVE	.30	29
TOTAL CONTRACTS	1.50	55
CLEANING	.88	55
REPAIR/MAINT	.54	28
RDS/GROUNDS	.04	31
SECURITY	.43	42
ADMINISTRATIVE	.68	41

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	33 BLDS	13,542,707 SQ. FT.				12,325,911 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	27					24.37	23.02	17.61	28.41
RETAIL AREA	24	27.14	21.81	17.22	30.43				
OTHER AREA	10	5.22	4.64	2.07	10.61				
TOTAL RENT	29	23.72	19.59	17.49	28.08				
NET PARKING INC	23	.82	.80	.45	.97				
MISCELLANEOUS	21	.67	.18	.04	.35				
TOTAL INCOME	29	24.87	23.34	17.75	29.04				
EXPENSE									
CLEANING	33	1.05	1.00	.82	1.23	1.08	1.02	.88	1.25
REPAIR-MAINT	33	1.46	1.36	1.10	1.66	1.55	1.41	1.13	1.75
UTILITIES	33	1.81	1.76	1.48	2.04	1.86	1.76	1.48	2.21
RDS/GRNDS/SEC	32	.53	.52	.34	.65	.58	.54	.35	.80
ADMINISTRATIVE	33	.97	.86	.62	1.36	1.05	.95	.67	1.45
TOTAL OPER EXP	33	5.81	5.80	4.92	6.64	6.28	6.09	5.02	7.21
FIXED EXPENSES	32	4.47	3.72	2.52	5.12	4.84	4.17	2.76	5.70
TOTAL OPER+FIX	32	10.25	9.33	7.98	11.93	11.11	10.19	8.25	12.90
LEASING EXP	23	1.31	1.29	.30	2.22				
TOTAL PAYROLL	32	.84	.76	.55	.93				
TOTAL CONTRACT	33	1.45	1.47	.91	1.86				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14852	31
AVG SQFT/RETAIL TENANT	2045	27
AVG SQFT/OFFICE WORKER	251	25
AVG % OFFICE OCCUPANCY	90.9	32
AVG % RETAIL OCCUPANCY	89.6	28
AVG $ RATE YR-END RENT	27.29	24
AVG NET PRKNG INC/STALL	1673.32	21
RENTABLE/GROSS SQFT	.87	28

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.04**	**32**
PAYROLL	.23	11
CONTRACT	.84	32
SUP/MAT/MISC	.08	25
TRASH REMOVAL	.06	31
REPR/MAINT TOTAL	**1.46**	**32**
PAYROLL	.49	27
ELEVATOR	.28	32
HVAC	.32	32
ELECTRICAL	.11	28
STRUCT/ROOF	.09	14
PLUMBING	.05	28
FIRE/LIFE SFTY	.03	23
OTHER MAINT/SUP	.25	30

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.79**	**32**
ELECTRICAL	1.56	31
GAS	.19	25
FUEL OIL	.02	6
PURCH STEAM	.08	2
PURCH CH WTR		
COAL		
WATER/SEWER	.14	24
RDS/GNDS/SEC TOTAL	**.53**	**32**
RDS/GNDS TOTAL	.08	22
RDS/GNDS PAYRL	.07	3
RDS/GNDS CONTR	.05	18
RDS/GNDS OTHER	.02	15

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.49	32
SEC PAYROLL	.22	11
SEC CONTRACTS	.43	28
SEC OTHER	.07	16
ADMIN TOTAL	**.97**	**33**
PAYROLL	.30	26
MGMT FEES	.68	23
PROF FEES	.06	28
GEN OFC EXP	.21	29
OTHER ADM EXP	.04	21

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.47**	**32**
REAL ESTATE TAX	4.17	32
BUILDING INS	.09	31
PERS PROP TAX		
OTHER TAX	.42	16
LEASING EXPENSES	**1.31**	**23**
ADV/PROMOTION	.06	17
COMMISSIONS	.05	11
PROF FEES	.34	13
TENANT ALTS	1.03	17
BUY-OUTS		
OTHER LEASING	.59	11

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.84**	**32**
CLEANING	.23	11
REPAIR/MAINT	.49	27
RDS/GROUNDS	.07	3
SECURITY	.22	11
ADMINISTRATIVE	.30	26
TOTAL CONTRACTS	**1.45**	**33**
CLEANING	.84	32
REPAIR/MAINT	.53	15
RDS/GROUNDS	.05	18
SECURITY	.43	28
ADMINISTRATIVE	.55	31

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	11,857,909 SQ. FT.				10,529,271 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					23.00	23.23	18.33	29.87
RETAIL AREA	11	25.08	23.77	15.62	37.49				
OTHER AREA	8	5.99	5.97	3.71	12.32				
TOTAL RENT	12	22.60	22.24	19.22	29.72				
NET PARKING INC	11	.60	.55	.23	.87				
MISCELLANEOUS	8	.20	.16	.08	.26				
TOTAL INCOME	12	23.29	22.97	19.94	30.65				
EXPENSE									
CLEANING	14	1.05	1.06	.83	1.19	1.07	1.01	.89	1.29
REPAIR-MAINT	14	1.62	1.40	1.24	1.90	1.76	1.54	1.31	2.00
UTILITIES	14	1.56	1.59	1.21	1.86	1.53	1.61	1.17	1.86
RDS/GRNDS/SEC	14	.49	.43	.30	.57	.55	.49	.33	.63
ADMINISTRATIVE	14	.92	.88	.64	1.27	1.03	1.05	.72	1.37
TOTAL OPER EXP	14	5.64	5.49	4.47	6.71	6.35	6.15	5.31	7.24
FIXED EXPENSES	14	4.02	3.65	2.41	4.35	4.53	4.37	2.52	5.30
TOTAL OPER+FIX	14	9.68	9.16	7.59	10.86	10.88	10.56	9.22	12.61
LEASING EXP	6	1.60	.38	.01	1.72				
TOTAL PAYROLL	13	1.01	.97	.77	1.21				
TOTAL CONTRACT	13	1.48	1.28	1.00	1.73				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	25466	13
AVG SQFT/RETAIL TENANT	2542	12
AVG SQFT/OFFICE WORKER	241	7
AVG % OFFICE OCCUPANCY	89.0	14
AVG % RETAIL OCCUPANCY	85.0	12
AVG $ RATE YR-END RENT	24.59	11
AVG NET PRKNG INC/STALL	1241.50	11
RENTABLE/GROSS SQFT	.80	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.06**	**13**
PAYROLL	.45	2
CONTRACT	.92	13
SUP/MAT/MISC	.04	12
TRASH REMOVAL	.05	13
REPR/MAINT TOTAL	**1.65**	**13**
PAYROLL	.53	13
ELEVATOR	.25	13
HVAC	.30	13
ELECTRICAL	.10	12
STRUCT/ROOF	.17	9
PLUMBING	.04	12
FIRE/LIFE SFTY	.02	8
OTHER MAINT/SUP	.32	13

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.61**	**13**
ELECTRICAL	1.28	13
GAS	.22	10
FUEL OIL	.07	4
PURCH STEAM	.41	2
PURCH CH WTR		
COAL		
WATER/SEWER	.10	10
RDS/GNDS/SEC TOTAL	**.51**	**13**
RDS/GNDS TOTAL	.07	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	6
RDS/GNDS OTHER	.09	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.47	13
SEC PAYROLL	.33	9
SEC CONTRACTS	.28	8
SEC OTHER	.07	10
ADMIN TOTAL	**.89**	**13**
PAYROLL	.22	11
MGMT FEES	.60	8
PROF FEES	.05	11
GEN OFC EXP	.29	11
OTHER ADM EXP	.11	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.20**	**13**
REAL ESTATE TAX	3.84	13
BUILDING INS	.10	12
PERS PROP TAX		
OTHER TAX	.45	8
LEASING EXPENSES	**1.60**	**6**
ADV/PROMOTION	.04	4
COMMISSIONS	.01	2
PROF FEES	.51	3
TENANT ALTS	.96	3
BUY-OUTS	.03	2
OTHER LEASING	1.11	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.01**	**13**
CLEANING	.45	2
REPAIR/MAINT	.53	13
RDS/GROUNDS		
SECURITY	.33	9
ADMINISTRATIVE	.22	11
TOTAL CONTRACTS	**1.48**	**13**
CLEANING	.92	13
REPAIR/MAINT	.65	8
RDS/GROUNDS	.04	6
SECURITY	.28	8
ADMINISTRATIVE	.46	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	46 BLDS	6,932,843 SQ. FT.				6,456,226 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	40					18.62	13.51	11.29	21.66
RETAIL AREA	15	16.79	19.50	10.95	23.10				
OTHER AREA	7	4.95	4.94	3.22	6.96				
TOTAL RENT	42	18.32	12.88	11.38	22.13				
NET PARKING INC	36	.36	.24	.08	.49				
MISCELLANEOUS	29	.57	.31	.06	.99				
TOTAL INCOME	42	19.00	13.01	11.62	22.50				
EXPENSE									
CLEANING	37	1.21	1.02	.85	1.19	1.25	1.03	.90	1.24
REPAIR-MAINT	46	1.62	1.32	.94	2.00	1.69	1.35	1.09	2.11
UTILITIES	36	1.85	1.68	1.40	2.20	1.88	1.70	1.40	2.20
RDS/GRNDS/SEC	42	.63	.40	.24	.82	.68	.40	.25	.85
ADMINISTRATIVE	45	.99	.90	.58	1.40	1.07	1.02	.59	1.54
TOTAL OPER EXP	36	6.39	5.87	4.63	7.31	6.86	6.04	4.99	8.10
FIXED EXPENSES	43	3.51	2.81	1.81	4.49	3.75	3.14	1.81	4.53
TOTAL OPER+FIX	33	10.02	9.35	7.26	10.83	10.69	9.43	8.00	11.82
LEASING EXP	31	2.74	1.19	.42	3.08				
TOTAL PAYROLL	42	1.08	.66	.38	1.20				
TOTAL CONTRACT	45	1.43	1.36	.92	1.83				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11535	45
AVG SQFT/RETAIL TENANT	2436	29
AVG SQFT/OFFICE WORKER	225	34
AVG % OFFICE OCCUPANCY	89.0	45
AVG % RETAIL OCCUPANCY	82.3	29
AVG $ RATE YR-END RENT	19.87	39
AVG NET PRKNG INC/STALL	204.10	32
RENTABLE/GROSS SQFT	.89	26

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.20**	**34**
PAYROLL	.71	12
CONTRACT	.74	33
SUP/MAT/MISC	.12	22
TRASH REMOVAL	.09	29
REPR/MAINT TOTAL	**1.62**	**46**
PAYROLL	.40	37
ELEVATOR	.18	36
HVAC	.31	45
ELECTRICAL	.14	46
STRUCT/ROOF	.18	31
PLUMBING	.08	36
FIRE/LIFE SFTY	.05	29
OTHER MAINT/SUP	.50	46

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.92**	**34**
ELECTRICAL	1.74	34
GAS	.12	25
FUEL OIL	.15	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	26
RDS/GNDS/SEC TOTAL	**.63**	**42**
RDS/GNDS TOTAL	.24	40
RDS/GNDS PAYRL	.21	8
RDS/GNDS CONTR	.16	35
RDS/GNDS OTHER	.13	23

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	33
SEC PAYROLL	.08	6
SEC CONTRACTS	.40	28
SEC OTHER	.06	11
ADMIN TOTAL	**1.00**	**44**
PAYROLL	.44	30
MGMT FEES	.66	38
PROF FEES	.05	20
GEN OFC EXP	.09	38
OTHER ADM EXP	.13	17

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.51**	**43**
REAL ESTATE TAX	3.14	43
BUILDING INS	.07	44
PERS PROP TAX		
OTHER TAX	.57	21
LEASING EXPENSES	**2.74**	**31**
ADV/PROMOTION	.11	17
COMMISSIONS	.03	6
PROF FEES	.39	17
TENANT ALTS	2.79	16
BUY-OUTS		
OTHER LEASING	.70	14

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.08**	**42**
CLEANING	.71	12
REPAIR/MAINT	.40	37
RDS/GROUNDS	.21	8
SECURITY	.08	6
ADMINISTRATIVE	.44	30
TOTAL CONTRACTS	**1.43**	**45**
CLEANING	.74	33
REPAIR/MAINT	.61	17
RDS/GROUNDS	.16	35
SECURITY	.40	28
ADMINISTRATIVE	.65	40

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	124,348 SQ. FT.				116,513 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					17.17	12.63	7.93	23.27
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	17.44	12.63	9.92	23.27				
NET PARKING INC	3	1.33	.41						
MISCELLANEOUS	2	1.19	1.16						
TOTAL INCOME	4	19.09	12.84	10.19	25.87				
EXPENSE									
CLEANING	4	1.16	1.12	.95	1.32	1.23	1.16	1.08	1.32
REPAIR-MAINT	4	1.60	1.53	1.14	1.99	1.71	1.53	1.26	1.99
UTILITIES	4	1.83	1.90	1.29	2.44	1.83	1.90	1.29	2.44
RDS/GRNDS/SEC	3	.19	.21			.21	.21		
ADMINISTRATIVE	4	1.10	1.02	.62	1.47	1.17	1.20	.62	1.66
TOTAL OPER EXP	4	5.82	5.26	4.56	7.00	6.21	5.93	5.23	7.00
FIXED EXPENSES	3	3.62	2.30			3.97	2.98		
TOTAL OPER+FIX	3	9.93	7.74			10.87	8.91		
LEASING EXP	3	.17	.21						
TOTAL PAYROLL	3	.62	.55						
TOTAL CONTRACT	4	1.47	1.52	1.15	1.87				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2665	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	86.9	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.79	4
AVG NET PRKNG INC/STALL	468.93	3
RENTABLE/GROSS SQFT	.94	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.16**	**4**
PAYROLL	.11	3
CONTRACT	.96	4
SUP/MAT/MISC	.04	4
TRASH REMOVAL	.08	4
REPR/MAINT TOTAL	**1.60**	**4**
PAYROLL	.41	3
ELEVATOR	.12	4
HVAC	.20	4
ELECTRICAL	.06	4
STRUCT/ROOF	.55	4
PLUMBING	.04	4
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.34	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.83**	**4**
ELECTRICAL	1.32	4
GAS	.32	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.18	4
RDS/GNDS/SEC TOTAL	**.19**	**3**
RDS/GNDS TOTAL	.11	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.08	3
SEC PAYROLL	.03	3
SEC CONTRACTS	.09	2
SEC OTHER		
ADMIN TOTAL	**1.10**	**4**
PAYROLL	.07	3
MGMT FEES	.78	3
PROF FEES	.14	3
GEN OFC EXP	.12	4
OTHER ADM EXP	.36	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.62**	**3**
REAL ESTATE TAX	3.55	3
BUILDING INS	.06	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.17**	**3**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.62**	**3**
CLEANING	.11	3
REPAIR/MAINT	.41	3
RDS/GROUNDS		
SECURITY	.03	3
ADMINISTRATIVE	.07	3
TOTAL CONTRACTS	**1.47**	**4**
CLEANING	.96	4
REPAIR/MAINT	.57	3
RDS/GROUNDS	.11	3
SECURITY	.09	2
ADMINISTRATIVE	.92	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	460,553 SQ. FT.				437,416 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					16.70	13.51	10.79	24.03
RETAIL AREA	2	25.95	22.95						
OTHER AREA									
TOTAL RENT	6	15.46	12.48	11.32	20.09				
NET PARKING INC	5	.15	.10	.04	.29				
MISCELLANEOUS	3	.54	.17						
TOTAL INCOME	6	16.00	13.26	11.54	20.83				
EXPENSE									
CLEANING	6	1.00	1.03	.77	1.33	1.01	1.03	.77	1.34
REPAIR-MAINT	6	1.57	1.28	1.12	1.36	1.65	1.36	1.22	1.38
UTILITIES	5	1.84	1.51	1.20	2.46	1.84	1.51	1.20	2.46
RDS/GRNDS/SEC	5	.31	.16	.11	.54	.32	.20	.11	.55
ADMINISTRATIVE	6	1.38	1.28	.42	1.71	1.45	1.30	.42	1.71
TOTAL OPER EXP	5	6.05	6.13	4.45	7.31	6.31	6.21	4.51	8.07
FIXED EXPENSES	5	2.70	2.04	1.02	4.25	2.78	2.07	1.03	4.43
TOTAL OPER+FIX	4	8.06	7.26	5.73	9.74	8.15	7.36	5.81	9.79
LEASING EXP	4	4.53	.84	.20	8.06				
TOTAL PAYROLL	5	1.45	1.12	.71	2.41				
TOTAL CONTRACT	6	1.17	1.23	1.09	1.48				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8134	6
AVG SQFT/RETAIL TENANT	1739	4
AVG SQFT/OFFICE WORKER	243	2
AVG % OFFICE OCCUPANCY	85.5	6
AVG % RETAIL OCCUPANCY	99.6	4
AVG $ RATE YR-END RENT	15.08	5
AVG NET PRKNG INC/STALL	115.34	3
RENTABLE/GROSS SQFT	.91	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.00	6
PAYROLL	.07	2
CONTRACT	.85	6
SUP/MAT/MISC	.10	4
TRASH REMOVAL	.09	4
REPR/MAINT TOTAL	1.57	6
PAYROLL	.48	4
ELEVATOR	.11	5
HVAC	.18	5
ELECTRICAL	.12	6
STRUCT/ROOF	.05	3
PLUMBING	.02	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.88	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.84	5
ELECTRICAL	1.66	5
GAS	.14	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	4
RDS/GNDS/SEC TOTAL	.31	5
RDS/GNDS TOTAL	.11	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	3
RDS/GNDS OTHER	.08	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	5
SEC PAYROLL		
SEC CONTRACTS	.22	5
SEC OTHER		
ADMIN TOTAL	1.38	6
PAYROLL	1.05	5
MGMT FEES	.56	4
PROF FEES	.01	2
GEN OFC EXP	.08	4
OTHER ADM EXP	.18	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.70	5
REAL ESTATE TAX	2.68	5
BUILDING INS	.04	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	4.53	4
ADV/PROMOTION	.05	2
COMMISSIONS	.05	2
PROF FEES	.86	2
TENANT ALTS	6.67	2
BUY-OUTS		
OTHER LEASING	.15	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.45	5
CLEANING	.07	2
REPAIR/MAINT	.48	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	1.05	5
TOTAL CONTRACTS	1.17	6
CLEANING	.85	6
REPAIR/MAINT	.20	3
RDS/GROUNDS	.10	3
SECURITY	.22	5
ADMINISTRATIVE	.56	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	2,569,368 SQ. FT.				2,416,978 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	11					15.83	13.03	10.63	16.20
RETAIL AREA	5	11.38	17.99	3.66	24.50				
OTHER AREA	3	3.68	4.45						
TOTAL RENT	12	16.66	12.43	11.26	21.74				
NET PARKING INC	9	.49	.42	.04	.88				
MISCELLANEOUS	8	.82	.32	.06	.90				
TOTAL INCOME	12	17.76	12.70	11.96	22.48				
EXPENSE									
CLEANING	14	.98	.97	.74	1.04	1.00	.99	.84	1.05
REPAIR-MAINT	14	1.55	1.19	.89	2.10	1.60	1.21	1.06	2.18
UTILITIES	14	1.85	1.65	1.37	2.31	1.86	1.65	1.37	2.31
RDS/GRNDS/SEC	13	.66	.69	.39	.85	.71	.71	.41	.90
ADMINISTRATIVE	14	.96	.90	.60	1.33	1.02	1.03	.60	1.37
TOTAL OPER EXP	14	6.17	5.67	4.36	7.70	6.55	5.76	4.68	8.13
FIXED EXPENSES	13	2.85	2.65	1.77	4.26	2.97	3.12	1.77	4.44
TOTAL OPER+FIX	13	9.30	9.16	7.40	10.67	9.72	9.16	8.66	10.75
LEASING EXP	8	3.12	1.80	1.16	3.08				
TOTAL PAYROLL	12	.85	.49	.28	1.01				
TOTAL CONTRACT	14	1.54	1.45	.97	1.87				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14060	14
AVG SQFT/RETAIL TENANT	2638	7
AVG SQFT/OFFICE WORKER	224	10
AVG % OFFICE OCCUPANCY	85.1	14
AVG % RETAIL OCCUPANCY	55.5	7
AVG $ RATE YR-END RENT	18.84	11
AVG NET PRKNG INC/STALL	241.85	7
RENTABLE/GROSS SQFT	.86	13

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.91	13
PAYROLL	.46	3
CONTRACT	.70	13
SUP/MAT/MISC	.08	10
TRASH REMOVAL	.09	10
REPR/MAINT TOTAL	1.55	14
PAYROLL	.59	10
ELEVATOR	.14	14
HVAC	.41	14
ELECTRICAL	.15	14
STRUCT/ROOF	.15	9
PLUMBING	.07	12
FIRE/LIFE SFTY	.05	9
OTHER MAINT/SUP	.28	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.85	14
ELECTRICAL	1.60	14
GAS	.17	11
FUEL OIL	.15	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	11
RDS/GNDS/SEC TOTAL	.66	13
RDS/GNDS TOTAL	.30	12
RDS/GNDS PAYRL	.30	4
RDS/GNDS CONTR	.17	11
RDS/GNDS OTHER	.16	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	13
SEC PAYROLL	.09	3
SEC CONTRACTS	.36	12
SEC OTHER	.03	6
ADMIN TOTAL	.99	13
PAYROLL	.29	8
MGMT FEES	.78	11
PROF FEES	.05	7
GEN OFC EXP	.10	10
OTHER ADM EXP	.15	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.85	13
REAL ESTATE TAX	2.71	13
BUILDING INS	.08	13
PERS PROP TAX		
OTHER TAX	.11	7
LEASING EXPENSES	3.12	8
ADV/PROMOTION	.06	7
COMMISSIONS		
PROF FEES	.37	7
TENANT ALTS	3.32	6
BUY-OUTS		
OTHER LEASING	.95	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.85	12
CLEANING	.46	3
REPAIR/MAINT	.59	10
RDS/GROUNDS	.30	4
SECURITY	.09	3
ADMINISTRATIVE	.29	8
TOTAL CONTRACTS	1.54	14
CLEANING	.70	13
REPAIR/MAINT	.55	6
RDS/GROUNDS	.17	11
SECURITY	.36	12
ADMINISTRATIVE	.66	13

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

SUBURBAN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,862,079 SQ. FT.				1,804,639 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.83	1.57			1.88	1.72		
REPAIR-MAINT	3	2.13	2.05			2.20	2.24		
UTILITIES	3	2.09	2.13			2.09	2.13		
RDS/GRNDS/SEC	2	.62	.62			.65	.67		
ADMINISTRATIVE	2	.88	.87			.92	.93		
TOTAL OPER EXP	3	7.73	7.90			7.98	8.65		
FIXED EXPENSES	3	4.61	4.74			4.76	4.74		
TOTAL OPER+FIX	3	12.34	13.39			12.74	13.39		
LEASING EXP									
TOTAL PAYROLL	3	1.79	2.12						
TOTAL CONTRACT	3	1.68	2.08						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	55045	2
AVG SQFT/RETAIL TENANT	2745	2
AVG SQFT/OFFICE WORKER	223	2
AVG % OFFICE OCCUPANCY	99.5	2
AVG % RETAIL OCCUPANCY	90.7	2
AVG $ RATE YR-END RENT	26.83	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.83**	**3**
PAYROLL	.84	3
CONTRACT	.74	3
SUP/MAT/MISC	.17	3
TRASH REMOVAL	.08	3
REPR/MAINT TOTAL	**2.13**	**3**
PAYROLL	.24	3
ELEVATOR	.21	3
HVAC	.31	3
ELECTRICAL	.22	3
STRUCT/ROOF	.20	2
PLUMBING	.17	2
FIRE/LIFE SFTY	.05	3
OTHER MAINT/SUP	.86	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.09**	**3**
ELECTRICAL	1.99	3
GAS	.05	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	3
RDS/GNDS/SEC TOTAL	**.62**	**2**
RDS/GNDS TOTAL	.17	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.45	2
SEC PAYROLL		
SEC CONTRACTS	.42	2
SEC OTHER		
ADMIN TOTAL	**.88**	**2**
PAYROLL	.32	2
MGMT FEES		
PROF FEES		
GEN OFC EXP	.08	2
OTHER ADM EXP	.12	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.61**	**3**
REAL ESTATE TAX	3.84	3
BUILDING INS	.09	3
PERS PROP TAX		
OTHER TAX	1.05	2
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.79**	**3**
CLEANING	.84	3
REPAIR/MAINT	.24	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.32	2
TOTAL CONTRACTS	**1.68**	**3**
CLEANING	.74	3
REPAIR/MAINT		
RDS/GROUNDS	.16	2
SECURITY	.42	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Occupancy/Location Analyses

DOWNTOWN 25%-50%

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,963,925 SQ. FT.				1,875,419 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					8.37	9.69	5.90	15.27
RETAIL AREA	3	31.19	50.00						
OTHER AREA									
TOTAL RENT	6	8.65	10.26	5.66	17.62				
NET PARKING INC	5	.55	.56	.40	1.02				
MISCELLANEOUS	3	.09	.20						
TOTAL INCOME	6	9.24	10.79	5.66	19.18				
EXPENSE									
CLEANING	6	.49	.58	.42	.98	.50	.60	.43	1.02
REPAIR-MAINT	6	.80	1.00	.66	1.42	.82	1.03	.66	1.48
UTILITIES	6	1.15	1.24	1.06	1.63	1.15	1.27	1.06	1.63
RDS/GRNDS/SEC	6	.52	.30	.10	.58	.54	.31	.10	.60
ADMINISTRATIVE	6	1.20	1.20	.85	1.38	1.26	1.23	.90	1.48
TOTAL OPER EXP	6	4.16	4.09	3.81	6.07	4.35	4.21	3.91	6.32
FIXED EXPENSES	6	2.53	2.44	2.07	5.14	2.65	2.47	2.20	5.40
TOTAL OPER+FIX	6	6.69	6.44	6.06	11.44	7.01	6.60	6.26	12.01
LEASING EXP	3	1.58	2.25						
TOTAL PAYROLL	6	.73	.70	.64	.93				
TOTAL CONTRACT	6	.98	.82	.62	2.10				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8419	6
AVG SQFT/RETAIL TENANT	2313	4
AVG SQFT/OFFICE WORKER	198	4
AVG % OFFICE OCCUPANCY	39.1	6
AVG % RETAIL OCCUPANCY	96.9	4
AVG $ RATE YR-END RENT	15.47	5
AVG NET PRKNG INC/STALL	$11.88	5
RENTABLE/GROSS SQFT	.86	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.49	6	**UTILITIES TOTAL**	1.15	6	SECURITY TOTAL	.52	6	**FIXED EXP TOTAL**	2.53	6	**TOTAL PAYROLL**	.73	6
PAYROLL			ELECTRICAL	1.01	6	SEC PAYROLL	.40	2	REAL ESTATE TAX	2.34	6	CLEANING		
CONTRACT	.45	6	GAS	.17	5	SEC CONTRACTS	.51	4	BUILDING INS	.13	6	REPAIR/MAINT	.33	6
SUP/MAT/MISC	.06	5	FUEL OIL			SEC OTHER	.03	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	5	PURCH STEAM			**ADMIN TOTAL**	1.20	6	OTHER TAX	.07	5	SECURITY	.40	2
REPR/MAINT TOTAL	.80	6	PURCH CH WTR			PAYROLL	.26	6	**LEASING EXPENSES**	1.58	3	ADMINISTRATIVE	.26	5
PAYROLL	.33	6	COAL			MGMT FEES	.32	5	ADV/PROMOTION			**TOTAL CONTRACTS**	.98	6
ELEVATOR	.16	6	WATER/SEWER	.05	5	PROF FEES	.11	4	COMMISSIONS			CLEANING	.45	6
HVAC	.15	6	**RDS/GNDS/SEC TOTAL**	.52	6	GEN OFC EXP	.14	6	PROF FEES			REPAIR/MAINT	.46	3
ELECTRICAL	.03	6	RDS/GNDS TOTAL	.03	2	OTHER ADM EXP	.88	2	TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF	.01	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.51	4
PLUMBING	.01	6	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.24	6
FIRE/LIFE SFTY	.06	5	RDS/GNDS OTHER											
OTHER MAINT/SUP	.06	5												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 51%-75%

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	3,828,200 SQ. FT.				3,468,464 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					11.94	13.51	10.20	20.72
RETAIL AREA	9	22.00	12.55	8.72	53.03				
OTHER AREA									
TOTAL RENT	13	12.63	12.29	10.26	20.78				
NET PARKING INC	7	.24	.51	.32	.64				
MISCELLANEOUS	9	.05	.04	.03	.07				
TOTAL INCOME	13	12.83	12.82	10.60	20.95				
EXPENSE									
CLEANING	15	.90	.85	.69	1.11	.96	.92	.75	1.20
REPAIR-MAINT	15	1.29	1.24	.95	1.43	1.42	1.30	1.04	1.84
UTILITIES	15	1.35	1.37	1.14	1.64	1.43	1.50	1.25	1.76
RDS/GRNDS/SEC	15	.43	.49	.28	.71	.48	.56	.30	.80
ADMINISTRATIVE	15	.75	.84	.61	1.15	.83	.88	.65	1.33
TOTAL OPER EXP	15	4.72	5.12	4.29	5.67	5.21	5.50	4.63	5.91
FIXED EXPENSES	15	3.30	2.29	2.17	4.28	3.64	2.64	2.29	5.30
TOTAL OPER+FIX	15	8.02	7.57	6.38	9.30	8.85	7.81	7.41	10.74
LEASING EXP	9	2.48	.92	.45	1.71				
TOTAL PAYROLL	14	.69	.72	.41	.82				
TOTAL CONTRACT	15	1.23	1.21	.62	1.63				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9545	15
AVG SQFT/RETAIL TENANT	3880	10
AVG SQFT/OFFICE WORKER	270	8
AVG % OFFICE OCCUPANCY	69.1	15
AVG % RETAIL OCCUPANCY	80.8	10
AVG $ RATE YR-END RENT	21.32	13
AVG NET PRKNG INC/STALL	$49.01	7
RENTABLE/GROSS SQFT	.87	12

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.90	15	**UTILITIES TOTAL**	1.35	15	SECURITY TOTAL	.38	15	**FIXED EXP TOTAL**	3.30	15	**TOTAL PAYROLL**	.69	14
PAYROLL	.12	3	ELECTRICAL	1.10	14	SEC PAYROLL	.17	7	REAL ESTATE TAX	3.21	15	CLEANING	.12	3
CONTRACT	.82	15	GAS	.21	13	SEC CONTRACTS	.25	13	BUILDING INS	.09	14	REPAIR/MAINT	.42	12
SUP/MAT/MISC	.04	14	FUEL OIL	.02	2	SEC OTHER	.05	7	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	13	PURCH STEAM			**ADMIN TOTAL**	.78	14	OTHER TAX	.07	6	SECURITY	.17	7
REPR/MAINT TOTAL	1.28	14	PURCH CH WTR			PAYROLL	.29	10	**LEASING EXPENSES**	2.48	9	ADMINISTRATIVE	.29	10
PAYROLL	.42	12	COAL			MGMT FEES	.46	12	ADV/PROMOTION	.10	7	**TOTAL CONTRACTS**	1.23	15
ELEVATOR	.21	14	WATER/SEWER	.08	14	PROF FEES	.12	11	COMMISSIONS			CLEANING	.82	15
HVAC	.25	14	**RDS/GNDS/SEC TOTAL**	.43	15	GEN OFC EXP	.15	13	PROF FEES	.44	9	REPAIR/MAINT	.34	8
ELECTRICAL	.10	13	RDS/GNDS TOTAL	.06	9	OTHER ADM EXP	.15	10	TENANT ALTS	.07	9	RDS/GROUNDS	.04	7
STRUCT/ROOF	.06	9	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.25	13
PLUMBING	.03	12	RDS/GNDS CONTR	.04	7				OTHER LEASING	.29	3	ADMINISTRATIVE	.48	13
FIRE/LIFE SFTY	.02	8	RDS/GNDS OTHER	.01	4									
OTHER MAINT/SUP	.26	14												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Occupancy/Location Analyses

DOWNTOWN MORE THAN 75%

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	137 BLDS	39,880,912 SQ. FT.				36,102,085 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	120					22.97	19.42	16.08	27.48
RETAIL AREA	89	24.98	21.44	14.65	32.17				
OTHER AREA	35	12.42	5.93	2.10	10.20				
TOTAL RENT	123	23.32	19.26	15.18	25.52				
NET PARKING INC	103	.74	.75	.38	.98				
MISCELLANEOUS	85	.34	.12	.04	.27				
TOTAL INCOME	123	24.23	20.44	16.02	26.99				
EXPENSE									
CLEANING	137	1.10	1.04	.85	1.29	1.13	1.06	.88	1.34
REPAIR-MAINT	136	1.55	1.37	1.09	1.79	1.65	1.44	1.13	1.87
UTILITIES	137	1.72	1.68	1.34	2.03	1.72	1.71	1.34	2.09
RDS/GRNDS/SEC	132	.50	.39	.25	.61	.55	.41	.26	.66
ADMINISTRATIVE	135	.99	.91	.57	1.31	1.09	.98	.60	1.40
TOTAL OPER EXP	136	5.85	5.60	4.47	6.66	6.43	5.91	4.96	7.21
FIXED EXPENSES	135	4.30	3.23	2.34	4.67	4.73	3.52	2.38	4.91
TOTAL OPER+FIX	134	10.14	9.03	7.24	11.42	11.17	9.89	7.59	11.96
LEASING EXP	95	1.60	.71	.22	2.02				
TOTAL PAYROLL	129	.97	.71	.43	1.00				
TOTAL CONTRACT	135	1.49	1.35	.98	1.87				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12765	132
AVG SQFT/RETAIL TENANT	2117	90
AVG SQFT/OFFICE WORKER	256	96
AVG % OFFICE OCCUPANCY	92.2	137
AVG % RETAIL OCCUPANCY	89.6	95
AVG $ RATE YR-END RENT	23.79	101
AVG NET PRKNG INC/STALL	1273.37	92
RENTABLE/GROSS SQFT	.86	99

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.11	134
PAYROLL	.32	41
CONTRACT	.89	134
SUP/MAT/MISC	.07	111
TRASH REMOVAL	.06	124
REPR/MAINT TOTAL	1.56	132
PAYROLL	.55	112
ELEVATOR	.26	130
HVAC	.30	132
ELECTRICAL	.09	122
STRUCT/ROOF	.13	67
PLUMBING	.05	113
FIRE/LIFE SFTY	.03	80
OTHER MAINT/SUP	.32	122

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.73	134
ELECTRICAL	1.44	133
GAS	.20	105
FUEL OIL	.08	19
PURCH STEAM	.32	12
PURCH CH WTR		
COAL		
WATER/SEWER	.12	112
RDS/GNDS/SEC TOTAL	.50	130
RDS/GNDS TOTAL	.07	90
RDS/GNDS PAYRL	.10	13
RDS/GNDS CONTR	.04	71
RDS/GNDS OTHER	.04	46

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.47	128
SEC PAYROLL	.28	50
SEC CONTRACTS	.36	109
SEC OTHER	.07	55
ADMIN TOTAL	.98	129
PAYROLL	.27	95
MGMT FEES	.72	91
PROF FEES	.07	93
GEN OFC EXP	.20	108
OTHER ADM EXP	.07	79

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.37	132
REAL ESTATE TAX	4.12	132
BUILDING INS	.09	129
PERS PROP TAX	.25	6
OTHER TAX	.37	43
LEASING EXPENSES	1.66	95
ADV/PROMOTION	.05	61
COMMISSIONS	.05	32
PROF FEES	.45	54
TENANT ALTS	1.43	70
BUY-OUTS	.16	7
OTHER LEASING	.57	48

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.97	129
CLEANING	.32	41
REPAIR/MAINT	.55	112
RDS/GROUNDS	.10	13
SECURITY	.28	50
ADMINISTRATIVE	.27	95
TOTAL CONTRACTS	1.49	135
CLEANING	.89	134
REPAIR/MAINT	.57	68
RDS/GROUNDS	.04	71
SECURITY	.36	109
ADMINISTRATIVE	.61	111

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 25%-50%

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	571,290 SQ. FT.				543,038 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					20.67	14.90		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	19.94	14.60						
NET PARKING INC	4	.79	.92						
MISCELLANEOUS	4	.04	.04						
TOTAL INCOME	5	20.76	16.21						
EXPENSE									
CLEANING	4	.77	.78			.80	.81		
REPAIR-MAINT	5	1.11	1.00			1.17	1.06		
UTILITIES	5	1.40	1.62			1.44	1.72		
RDS/GRNDS/SEC	5	.79	.37			.83	.39		
ADMINISTRATIVE	5	1.13	1.00			1.19	1.05		
TOTAL OPER EXP	4	5.24	5.22			5.51	5.50		
FIXED EXPENSES	5	3.65	1.76			3.84	1.76		
TOTAL OPER+FIX	4	8.92	8.47			9.39	8.92		
LEASING EXP	4	.16	.15						
TOTAL PAYROLL	4	.90	.92						
TOTAL CONTRACT	5	1.51	1.34						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6817	5
AVG SQFT/RETAIL TENANT	1990	4
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	40.2	5
AVG % RETAIL OCCUPANCY	91.5	4
AVG $ RATE YR-END RENT	11.81	5
AVG NET PRKNG INC/STALL	831.31	4
RENTABLE/GROSS SQFT	.94	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.77	4
PAYROLL		
CONTRACT	.69	4
SUP/MAT/MISC	.06	4
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	1.11	5
PAYROLL	.44	4
ELEVATOR	.16	4
HVAC	.15	5
ELECTRICAL	.04	4
STRUCT/ROOF	.07	2
PLUMBING	.03	5
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.24	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.40	5
ELECTRICAL	1.27	5
GAS	.15	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	5
RDS/GNDS/SEC TOTAL	.79	5
RDS/GNDS TOTAL	.28	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.23	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.52	4
SEC PAYROLL		
SEC CONTRACTS	.52	4
SEC OTHER		
ADMIN TOTAL	1.13	5
PAYROLL	.41	4
MGMT FEES	.43	5
PROF FEES	.07	5
GEN OFC EXP	.12	5
OTHER ADM EXP	.11	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.65	5
REAL ESTATE TAX	3.54	5
BUILDING INS	.06	5
PERS PROP TAX		
OTHER TAX	.05	4
LEASING EXPENSES	.16	4
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.02	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.90	4
CLEANING		
REPAIR/MAINT	.44	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.41	4
TOTAL CONTRACTS	1.51	5
CLEANING	.69	4
REPAIR/MAINT	.22	4
RDS/GROUNDS	.23	5
SECURITY	.52	4
ADMINISTRATIVE	.50	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Occupancy/Location Analyses

SUBURBAN 51%-75%

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	682,519 SQ. FT.				645,217 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					9.86	10.02	6.21	10.63
RETAIL AREA	5	21.79	20.76	11.39	24.91				
OTHER AREA	2	3.46	3.72						
TOTAL RENT	6	10.42	10.62	7.96	11.32				
NET PARKING INC	6	.60	.33	.13	.54				
MISCELLANEOUS	4	.45	.25	.10	.95				
TOTAL INCOME	6	11.27	11.19	8.51	12.45				
EXPENSE									
CLEANING	6	.90	.88	.77	1.03	.93	.97	.77	1.11
REPAIR-MAINT	6	1.32	1.28	.98	1.36	1.37	1.30	1.06	1.38
UTILITIES	6	1.46	1.53	1.43	1.63	1.48	1.53	1.43	1.63
RDS/GRNDS/SEC	6	.54	.51	.07	.69	.57	.55	.09	.71
ADMINISTRATIVE	6	1.29	1.38	1.04	1.49	1.37	1.54	1.06	1.61
TOTAL OPER EXP	6	5.50	5.35	4.59	6.13	5.82	5.98	4.93	6.21
FIXED EXPENSES	6	3.02	2.17	1.90	4.03	3.20	2.52	2.04	4.39
TOTAL OPER+FIX	6	8.52	7.28	6.88	10.35	9.01	8.32	7.00	10.68
LEASING EXP	5	6.36	2.77	.62	12.28				
TOTAL PAYROLL	6	.67	.61	.35	.65				
TOTAL CONTRACT	6	1.78	1.42	1.09	2.17				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7631	6
AVG SQFT/RETAIL TENANT	2054	6
AVG SQFT/OFFICE WORKER	189	2
AVG % OFFICE OCCUPANCY	58.0	6
AVG % RETAIL OCCUPANCY	96.1	6
AVG $ RATE YR-END RENT	18.65	6
AVG NET PRKNG INC/STALL	329.56	6
RENTABLE/GROSS SQFT	.94	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.90	6
PAYROLL	.14	3
CONTRACT	.68	6
SUP/MAT/MISC	.10	5
TRASH REMOVAL	.09	5
REPR/MAINT TOTAL	1.32	6
PAYROLL	.37	6
ELEVATOR	.17	6
HVAC	.23	6
ELECTRICAL	.12	6
STRUCT/ROOF	.01	3
PLUMBING	.06	5
FIRE/LIFE SFTY	.05	2
OTHER MAINT/SUP	.35	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.46	6
ELECTRICAL	1.28	6
GAS	.14	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	5
RDS/GNDS/SEC TOTAL	.54	6
RDS/GNDS TOTAL	.24	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.21	4
RDS/GNDS OTHER	.06	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.33	6
SEC PAYROLL	.07	2
SEC CONTRACTS	.33	5
SEC OTHER		
ADMIN TOTAL	1.29	6
PAYROLL	.20	6
MGMT FEES	.82	6
PROF FEES	.03	4
GEN OFC EXP	.10	5
OTHER ADM EXP	.24	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.02	6
REAL ESTATE TAX	2.96	6
BUILDING INS	.05	6
PERS PROP TAX		
OTHER TAX	.02	3
LEASING EXPENSES	6.36	5
ADV/PROMOTION	.03	4
COMMISSIONS		
PROF FEES	.74	5
TENANT ALTS	7.41	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.67	6
CLEANING	.14	3
REPAIR/MAINT	.37	6
RDS/GROUNDS		
SECURITY	.07	2
ADMINISTRATIVE	.20	6
TOTAL CONTRACTS	1.78	6
CLEANING	.68	6
REPAIR/MAINT	.73	5
RDS/GROUNDS	.21	4
SECURITY	.33	5
ADMINISTRATIVE	.83	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN MORE THAN 75%

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	39 BLDS	5,662,324 SQ. FT.				5,223,009 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	35					19.87	13.89	11.07	24.18
RETAIL AREA	10	16.19	16.74	3.41	24.79				
OTHER AREA	5	6.96	6.47						
TOTAL RENT	38	19.51	13.38	11.93	24.91				
NET PARKING INC	30	.32	.24	.06	.50				
MISCELLANEOUS	25	.59	.31	.06	.99				
TOTAL INCOME	38	20.17	13.83	12.43	25.24				
EXPENSE									
CLEANING	30	1.27	1.04	.86	1.34	1.32	1.05	.91	1.36
REPAIR-MAINT	39	1.55	1.29	.89	1.96	1.63	1.34	1.11	2.04
UTILITIES	29	1.83	1.82	1.37	2.29	1.86	1.82	1.37	2.29
RDS/GRNDS/SEC	38	.64	.38	.26	.84	.69	.39	.27	.90
ADMINISTRATIVE	38	1.01	.76	.58	1.31	1.10	.78	.59	1.37
TOTAL OPER EXP	29	6.26	5.90	4.60	7.61	6.79	6.09	4.86	8.39
FIXED EXPENSES	38	3.44	2.92	1.79	4.35	3.70	3.16	1.79	4.51
TOTAL OPER+FIX	26	9.84	9.45	8.13	11.33	10.56	9.51	8.66	12.15
LEASING EXP	26	1.68	1.02	.32	1.96				
TOTAL PAYROLL	35	1.02	.69	.41	1.12				
TOTAL CONTRACT	38	1.27	1.26	.79	1.73				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12006	39
AVG SQFT/RETAIL TENANT	2503	23
AVG SQFT/OFFICE WORKER	227	32
AVG % OFFICE OCCUPANCY	92.9	39
AVG % RETAIL OCCUPANCY	80.7	23
AVG $ RATE YR-END RENT	20.05	33
AVG NET PRKNG INC/STALL	180.17	26
RENTABLE/GROSS SQFT	.89	21

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.27	27
PAYROLL	1.00	8
CONTRACT	.75	26
SUP/MAT/MISC	.12	16
TRASH REMOVAL	.10	23
REPR/MAINT TOTAL	1.55	39
PAYROLL	.42	30
ELEVATOR	.19	29
HVAC	.34	38
ELECTRICAL	.13	39
STRUCT/ROOF	.19	28
PLUMBING	.05	30
FIRE/LIFE SFTY	.05	26
OTHER MAINT/SUP	.42	39

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.92	27
ELECTRICAL	1.73	27
GAS	.14	19
FUEL OIL	.15	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	20
RDS/GNDS/SEC TOTAL	.64	38
RDS/GNDS TOTAL	.24	35
RDS/GNDS PAYRL	.23	7
RDS/GNDS CONTR	.16	31
RDS/GNDS OTHER	.13	21

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	27
SEC PAYROLL	.09	4
SEC CONTRACTS	.41	23
SEC OTHER	.07	10
ADMIN TOTAL	1.03	37
PAYROLL	.54	23
MGMT FEES	.64	32
PROF FEES	.06	16
GEN OFC EXP	.09	32
OTHER ADM EXP	.07	12

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.44	36
REAL ESTATE TAX	3.14	36
BUILDING INS	.08	37
PERS PROP TAX		
OTHER TAX	.51	17
LEASING EXPENSES	1.68	26
ADV/PROMOTION	.14	13
COMMISSIONS	.04	5
PROF FEES	.26	12
TENANT ALTS	1.48	13
BUY-OUTS		
OTHER LEASING	.70	14

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.02	35
CLEANING	1.00	8
REPAIR/MAINT	.42	30
RDS/GROUNDS	.23	7
SECURITY	.09	4
ADMINISTRATIVE	.54	23
TOTAL CONTRACTS	1.27	38
CLEANING	.75	26
REPAIR/MAINT	.32	11
RDS/GROUNDS	.16	31
SECURITY	.41	23
ADMINISTRATIVE	.62	34

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Canada Private Sector:
City Analyses

Calgary, AB

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	36 BLDS	13,396,846 SQ. FT.				12,391,003 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	33					17.32	15.61	10.56	17.84
RETAIL AREA	25	21.97	20.80	12.74	25.91				
OTHER AREA	7	4.59	3.28	2.43	4.28				
TOTAL RENT	33	17.43	15.76	10.69	17.76				
NET PARKING INC	27	.53	.56	.34	.81				
MISCELLANEOUS	27	.11	.05	.03	.16				
TOTAL INCOME	33	17.97	16.18	11.17	18.63				
EXPENSE									
CLEANING	36	.87	.82	.78	.88	.92	.86	.78	.94
REPAIR-MAINT	36	1.38	1.26	1.00	1.43	1.46	1.29	1.06	1.53
UTILITIES	36	1.29	1.29	1.16	1.59	1.30	1.29	1.16	1.58
RDS/GRNDS/SEC	35	.41	.31	.27	.52	.45	.34	.28	.56
ADMINISTRATIVE	36	.96	.80	.55	1.21	1.04	.84	.58	1.30
TOTAL OPER EXP	36	4.91	4.64	4.33	4.97	5.31	4.90	4.33	5.20
FIXED EXPENSES	[illegible]	2.52	2.28	2.09	2.53	2.73	2.38	2.16	2.68
TOTAL OPER + FIX	[illegible]	7.44	7.05	6.14	7.60	8.06	7.35	6.66	7.98
LEASING EXP	23	2.02	1.63	.91	2.49				
TOTAL PAYROLL	36	.81	.60	.37	.79				
TOTAL CONTRACT	[illegible]	1.05	.99	.86	1.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13867	35
AVG SQFT/RETAIL TENANT	2850	26
AVG SQFT/OFFICE WORKER	341	26
AVG % OFFICE OCCUPANCY	88.1	36
AVG % RETAIL OCCUPANCY	87.0	27
AVG $ RATE YR-END RENT	17.96	28
AVG NET PRKNG INC/STALL	1346.00	27
RENTABLE/GROSS SQFT	.85	24

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.87	35
PAYROLL	.19	10
CONTRACT	.76	35
SUP/MAT/MISC	.04	28
TRASH REMOVAL	.02	34
REPR/MAINT TOTAL	1.39	35
PAYROLL	.43	30
ELEVATOR	.25	35
HVAC	.26	35
ELECTRICAL	.11	33
STRUCT/ROOF	.02	21
PLUMBING	.04	32
FIRE/LIFE SFTY	.02	20
OTHER MAINT/SUP	.31	33

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.32	35
ELECTRICAL	1.06	34
GAS	.16	35
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	35
RDS/GNDS/SEC TOTAL	.42	34
RDS/GNDS TOTAL	.05	19
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	12
RDS/GNDS OTHER	.03	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	34
SEC PAYROLL	.32	15
SEC CONTRACTS	.21	25
SEC OTHER	.09	21
ADMIN TOTAL	.95	35
PAYROLL	.23	22
MGMT FEES	.57	30
PROF FEES	.05	25
GEN OFC EXP	.28	31
OTHER ADM EXP	.05	15

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.53	34
REAL ESTATE TAX	2.33	34
BUILDING INS	.08	34
PERS PROP TAX	.31	5
OTHER TAX	.32	10
LEASING EXPENSES	2.02	23
ADV/PROMOTION	.07	12
COMMISSIONS	.08	4
PROF FEES	.35	13
TENANT ALTS	1.83	18
BUY-OUTS	.52	2
OTHER LEASING	.48	17

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.81	35
CLEANING	.19	10
REPAIR/MAINT	.43	30
RDS/GROUNDS		
SECURITY	.32	15
ADMINISTRATIVE	.23	22
TOTAL CONTRACTS	1.05	35
CLEANING	.76	35
REPAIR/MAINT	.35	14
RDS/GROUNDS	.04	12
SECURITY	.21	25
ADMINISTRATIVE	.50	35

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	236,928 SQ. FT.				221,395 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					10.99	7.42		
RETAIL AREA	2	9.90	10.36						
OTHER AREA									
TOTAL RENT	3	10.61	7.48						
NET PARKING INC	3	.94	.79						
MISCELLANEOUS	2	.03	.03						
TOTAL INCOME	3	11.57	9.11						
EXPENSE									
CLEANING	3	.83	.86			.88	.93		
REPAIR-MAINT	3	1.05	1.00			1.11	1.08		
UTILITIES	3	1.35	1.19			1.41	1.28		
RDS/GRNDS/SEC	2	.19	.20			.20	.21		
ADMINISTRATIVE	3	.82	.65			.87	.70		
TOTAL OPER EXP	3	4.18	4.35			4.47	4.67		
FIXED EXPENSES	3	2.05	2.09			2.19	2.25		
TOTAL OPER + FIX	3	6.23	6.08			6.67	6.52		
LEASING EXP	2	1.21	1.19						
TOTAL PAYROLL	3	.50	.38						
TOTAL CONTRACT	3	.84	.88						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3264	3
AVG SQFT/RETAIL TENANT	2126	2
AVG SQFT/OFFICE WORKER	378	3
AVG % OFFICE OCCUPANCY	87.0	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	13.10	2
AVG NET PRKNG INC/STALL	775.10	3
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.83	3
PAYROLL		
CONTRACT	.71	3
SUP/MAT/MISC	.14	2
TRASH REMOVAL	.03	2
REPR/MAINT TOTAL	1.05	3
PAYROLL	.35	3
ELEVATOR	.13	3
HVAC	.24	3
ELECTRICAL	.05	3
STRUCT/ROOF	.01	2
PLUMBING	.09	2
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.19	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.35	3
ELECTRICAL	.98	3
GAS	.24	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	3
RDS/GNDS/SEC TOTAL	.19	2
RDS/GNDS TOTAL	.01	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.18	2
SEC PAYROLL		
SEC CONTRACTS	.18	2
SEC OTHER		
ADMIN TOTAL	.82	3
PAYROLL		
MGMT FEES	.52	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.08	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.05	3
REAL ESTATE TAX	1.99	3
BUILDING INS	.06	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.21	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.21	2
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.50	3
CLEANING		
REPAIR/MAINT	.35	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.84	3
CLEANING	.71	3
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.18	2
ADMINISTRATIVE	.60	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Calgary, AB

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,853,979 SQ. FT.				1,798,945 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					13.19	14.46	8.04	17.09
RETAIL AREA	5	18.57	20.89	13.39	28.59				
OTHER AREA	2	3.01	2.40						
TOTAL RENT	9	13.45	14.46	8.69	17.20				
NET PARKING INC	6	.47	.57	.41	.59				
MISCELLANEOUS	5	.13	.04	.03	.25				
TOTAL INCOME	9	13.79	14.50	9.05	17.59				
EXPENSE									
CLEANING	9	.82	.81	.77	.85	.84	.82	.77	.90
REPAIR-MAINT	9	1.28	1.41	.96	1.60	1.32	1.44	.96	1.68
UTILITIES	9	1.37	1.29	1.17	1.55	1.37	1.29	1.17	1.55
RDS/GRNDS/SEC	9	.36	.30	.28	.52	.37	.32	.28	.56
ADMINISTRATIVE	9	.59	.53	.39	.73	.61	.55	.42	.74
TOTAL OPER EXP	9	4.43	4.42	4.05	4.74	4.56	4.42	4.13	5.09
FIXED EXPENSES	8	2.09	2.08	1.88	2.18	2.17	2.14	2.03	2.24
TOTAL OPER+FIX	8	6.52	6.39	6.00	7.00	6.75	6.88	6.06	7.15
LEASING EXP	7	1.70	2.35	.89	2.63				
TOTAL PAYROLL	9	.54	.45	.36	.68				
TOTAL CONTRACT	9	1.19	1.07	.88	1.66				

OCCUPANCY INFO		BLDS
AVG SQFT/OFFICE TENANT	6408	8
AVG SQFT/RETAIL TENANT	2625	3
AVG SQFT/OFFICE WORKER	335	7
AVG % OFFICE OCCUPANCY	89.7	9
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	11.77	8
AVG NET PRKNG INC/STALL	1136.17	6
RENTABLE/GROSS SQFT	.86	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.82	9
PAYROLL		
CONTRACT	.71	9
SUP/MAT/MISC	.10	7
TRASH REMOVAL	.03	9
REPR/MAINT TOTAL	1.28	9
PAYROLL	.40	6
ELEVATOR	.22	9
HVAC	.27	9
ELECTRICAL	.06	9
STRUCT/ROOF	.01	5
PLUMBING	.09	9
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.34	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.37	9
ELECTRICAL	1.10	9
GAS	.18	9
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	9
RDS/GNDS/SEC TOTAL	.36	9
RDS/GNDS TOTAL	.03	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	4
RDS/GNDS OTHER	.04	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	9
SEC PAYROLL	.27	2
SEC CONTRACTS	.29	7
SEC OTHER	.13	2
ADMIN TOTAL	.59	9
PAYROLL	.28	3
MGMT FEES	.49	7
PROF FEES	.06	7
GEN OFC EXP	.06	7
OTHER ADM EXP	.04	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.09	8
REAL ESTATE TAX	2.03	8
BUILDING INS	.06	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.70	7
ADV/PROMOTION	.02	3
COMMISSIONS		
PROF FEES	.33	7
TENANT ALTS	1.17	7
BUY-OUTS		
OTHER LEASING	.01	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.54	9
CLEANING		
REPAIR/MAINT	.40	6
RDS/GROUNDS		
SECURITY	.27	2
ADMINISTRATIVE	.28	3
TOTAL CONTRACTS	1.19	9
CLEANING	.71	9
REPAIR/MAINT	.55	4
RDS/GROUNDS	.02	4
SECURITY	.29	7
ADMINISTRATIVE	.40	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	4,005,804 SQ. FT.				3,783,566 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					17.14	17.59	15.18	17.80
RETAIL AREA	4	26.78	21.18	19.25	25.59				
OTHER AREA									
TOTAL RENT	7	17.36	17.68	15.32	18.50				
NET PARKING INC	4	.41	.34	.27	.57				
MISCELLANEOUS	7	.08	.04	.03	.11				
TOTAL INCOME	7	17.68	17.72	16.02	18.72				
EXPENSE									
CLEANING	10	.80	.81	.75	.82	.83	.83	.77	.89
REPAIR-MAINT	10	1.55	1.12	.93	1.38	1.62	1.13	.97	1.38
UTILITIES	10	1.41	1.41	1.21	1.67	1.42	1.41	1.21	1.67
RDS/GRNDS/SEC	10	.50	.39	.26	.61	.53	.40	.27	.64
ADMINISTRATIVE	10	.98	.86	.69	1.31	1.03	.90	.71	1.31
TOTAL OPER EXP	10	5.24	4.90	4.34	5.13	5.55	4.90	4.56	5.20
FIXED EXPENSES	10	2.74	2.35	2.26	3.08	2.90	2.41	2.35	3.09
TOTAL OPER+FIX	10	7.98	7.73	6.75	8.61	8.44	7.78	7.00	8.78
LEASING EXP	5	1.47	1.63	.50	2.32				
TOTAL PAYROLL	10	.89	.65	.33	.79				
TOTAL CONTRACT	10	.81	.91	.68	1.11				

OCCUPANCY INFO		BLDS
AVG SQFT/OFFICE TENANT	17238	10
AVG SQFT/RETAIL TENANT	2433	7
AVG SQFT/OFFICE WORKER	332	7
AVG % OFFICE OCCUPANCY	87.9	10
AVG % RETAIL OCCUPANCY	87.3	7
AVG $ RATE YR-END RENT	17.94	5
AVG NET PRKNG INC/STALL	1182.68	4
RENTABLE/GROSS SQFT	.91	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.80	10
PAYROLL	.33	5
CONTRACT	.57	10
SUP/MAT/MISC	.04	9
TRASH REMOVAL	.02	10
REPR/MAINT TOTAL	1.55	10
PAYROLL	.39	9
ELEVATOR	.27	10
HVAC	.35	10
ELECTRICAL	.19	8
STRUCT/ROOF	.02	5
PLUMBING	.07	8
FIRE/LIFE SFTY	.03	8
OTHER MAINT/SUP	.34	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.41	10
ELECTRICAL	1.17	9
GAS	.15	10
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.20	10
RDS/GNDS/SEC TOTAL	.50	10
RDS/GNDS TOTAL	.06	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	5
RDS/GNDS OTHER	.03	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.47	10
SEC PAYROLL	.48	5
SEC CONTRACTS	.23	6
SEC OTHER	.11	8
ADMIN TOTAL	.98	10
PAYROLL	.22	6
MGMT FEES	.54	8
PROF FEES	.06	8
GEN OFC EXP	.33	10
OTHER ADM EXP	.07	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.74	10
REAL ESTATE TAX	2.40	10
BUILDING INS	.09	10
PERS PROP TAX		
OTHER TAX	.52	5
LEASING EXPENSES	1.47	5
ADV/PROMOTION	.04	3
COMMISSIONS	.01	2
PROF FEES	.21	2
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	.93	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.89	10
CLEANING	.33	5
REPAIR/MAINT	.39	9
RDS/GROUNDS		
SECURITY	.48	5
ADMINISTRATIVE	.22	6
TOTAL CONTRACTS	.81	10
CLEANING	.57	10
REPAIR/MAINT	.28	3
RDS/GROUNDS	.04	5
SECURITY	.23	6
ADMINISTRATIVE	.48	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Calgary, AB

DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	4,781,986 SQ. FT.				4,191,264 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					19.31	17.72	9.20	28.39
RETAIL AREA	5	21.33	18.24	11.88	25.32				
OTHER AREA	4	5.04	4.04	3.00	8.84				
TOTAL RENT	5	19.05	17.69	9.44	27.76				
NET PARKING INC	5	.45	.39	.09	1.02				
MISCELLANEOUS	4	.11	.12	.06	.16				
TOTAL INCOME	5	19.58	19.05	9.93	28.12				
EXPENSE									
CLEANING	5	.82	.82	.77	.86	.90	.80	.85	.94
REPAIR-MAINT	5	1.36	1.37	1.20	1.48	1.50	1.53	1.24	1.76
UTILITIES	5	1.21	1.21	.97	1.55	1.21	1.21	.97	1.54
RDS/GRNDS/SEC	5	.40	.31	.29	.53	.45	.34	.31	.69
ADMINISTRATIVE	5	1.02	1.20	.61	1.32	1.17	1.26	.72	1.60
TOTAL OPER EXP	5	4.81	4.94	4.21	5.36	5.48	5.31	4.47	6.91
FIXED EXPENSES	5	2.55	2.41	2.05	3.08	2.90	2.52	2.21	4.01
TOTAL OPER+FIX	5	7.35	7.26	6.31	8.44	8.39	7.80	6.69	10.91
LEASING EXP									
TOTAL PAYROLL	4	.83	.77	.67	.97				
TOTAL CONTRACT	4	.92	.96	.85	1.01				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	49661	5
AVG SQFT/RETAIL TENANT	3822	5
AVG SQFT/OFFICE WORKER	448	2
AVG % OFFICE OCCUPANCY	88.9	5
AVG % RETAIL OCCUPANCY	86.4	5
AVG $ RATE YR-END RENT	22.38	4
AVG NET PRKNG INC/STALL	1452.53	5
RENTABLE/GROSS SQFT	.84	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.80	4
PAYROLL		
CONTRACT	.77	4
SUP/MAT/MISC	.01	4
TRASH REMOVAL	.02	4
REPR/MAINT TOTAL	1.40	4
PAYROLL	.46	4
ELEVATOR	.21	4
HVAC	.26	4
ELECTRICAL	.11	4
STRUCT/ROOF	.02	3
PLUMBING	.02	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.32	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.27	4
ELECTRICAL	1.03	4
GAS	.16	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.00	4
RDS/GNDS/SEC TOTAL	.42	4
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	4
SEC PAYROLL	.28	4
SEC CONTRACTS		
SEC OTHER	.10	4
ADMIN TOTAL	.98	4
PAYROLL	.12	3
MGMT FEES	.59	3
PROF FEES	.06	3
GEN OFC EXP	.43	4
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.58	4
REAL ESTATE TAX	2.37	4
BUILDING INS	.09	3
PERS PROP TAX		
OTHER TAX	.21	3
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.83	4
CLEANING		
REPAIR/MAINT	.46	4
RDS/GROUNDS		
SECURITY	.28	4
ADMINISTRATIVE	.12	3
TOTAL CONTRACTS	.92	4
CLEANING	.77	4
REPAIR/MAINT	.27	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.47	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	484,856 SQ. FT.				423,556 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					11.05	11.97		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	11.44	11.97						
NET PARKING INC	3	.10	.21						
MISCELLANEOUS	2	.35	.34						
TOTAL INCOME	3	11.85	12.35						
EXPENSE									
CLEANING	4	.78	.85	.78	.95	.79	.94	.78	1.08
REPAIR-MAINT	4	.85	.85	.78	1.17	.86	.97	.80	1.26
UTILITIES	4	1.39	1.46	1.33	1.90	1.39	1.46	1.33	1.90
RDS/GRNDS/SEC	4	.55	.44	.24	.63	.62	.49	.25	.69
ADMINISTRATIVE	4	.51	.72	.48	1.02	.58	.72	.52	1.21
TOTAL OPER EXP	4	4.07	4.46	4.03	5.26	4.66	5.29	4.49	5.93
FIXED EXPENSES	3	1.86	1.81			1.93	1.81		
TOTAL OPER+FIX	3	6.36	6.89			6.61	7.74		
LEASING EXP	3	1.51	.32						
TOTAL PAYROLL	4	.28	.31	.26	.45				
TOTAL CONTRACT	4	1.60	1.62	1.30	1.73				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21904	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	82.7	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.86	3
AVG NET PRKNG INC/STALL	174.82	2
RENTABLE/GROSS SQFT	.78	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.78	4
PAYROLL	.15	2
CONTRACT	.72	4
SUP/MAT/MISC	.05	3
TRASH REMOVAL	.02	4
REPR/MAINT TOTAL	.85	4
PAYROLL	.19	3
ELEVATOR	.08	4
HVAC	.11	4
ELECTRICAL	.10	4
STRUCT/ROOF	.01	3
PLUMBING	.15	4
FIRE/LIFE SFTY	.06	2
OTHER MAINT/SUP	.26	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.39	4
ELECTRICAL	1.02	4
GAS	.27	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	4
RDS/GNDS/SEC TOTAL	.55	4
RDS/GNDS TOTAL	.13	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.13	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.42	4
SEC PAYROLL	.03	2
SEC CONTRACTS	.44	3
SEC OTHER		
ADMIN TOTAL	.51	4
PAYROLL	.18	4
MGMT FEES	.42	3
PROF FEES	.02	4
GEN OFC EXP	.07	4
OTHER ADM EXP	.50	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.86	3
REAL ESTATE TAX	1.74	3
BUILDING INS	.12	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.51	3
ADV/PROMOTION	.02	2
COMMISSIONS		
PROF FEES	.05	2
TENANT ALTS	1.71	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.28	4
CLEANING	.15	2
REPAIR/MAINT	.19	3
RDS/GROUNDS		
SECURITY	.03	2
ADMINISTRATIVE	.18	4
TOTAL CONTRACTS	1.60	4
CLEANING	.72	4
REPAIR/MAINT	.51	3
RDS/GROUNDS	.13	4
SECURITY	.44	3
ADMINISTRATIVE	.20	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Edmonton, AB

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	2,336,876 SQ. FT.				2,005,725 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					18.42	11.29	10.02	18.45
RETAIL AREA	3	18.11	12.93						
OTHER AREA	2	4.30	5.11						
TOTAL RENT	5	17.67	11.18	10.00	17.83				
NET PARKING INC	5	.28	.31	.12	.54				
MISCELLANEOUS	3	.27	.27						
TOTAL INCOME	5	18.19	11.49	10.58	18.32				
EXPENSE									
CLEANING	6	1.01	.95	.92	1.19	1.08	1.11	.92	1.28
REPAIR-MAINT	6	1.18	1.06	.74	1.38	1.32	1.19	.97	1.56
UTILITIES	6	1.43	1.45	1.42	1.65	1.57	1.56	1.42	1.79
RDS/GRNDS/SEC	6	.40	.42	.18	.48	.46	.46	.24	.49
ADMINISTRATIVE	6	.51	.53	.40	.61	.60	.62	.41	.69
TOTAL OPER EXP	6	4.53	4.40	4.29	4.44	5.27	5.16	4.97	5.80
FIXED EXPENSES	6	3.74	2.67	2.37	4.26	4.35	3.31	2.42	4.89
TOTAL OPER+FIX	6	8.26	7.64	6.91	8.55	9.63	8.81	8.17	9.89
LEASING EXP	3	.82	.64						
TOTAL PAYROLL	5	.86	.74	.34	1 .6				
TOTAL CONTRACT	6	1.35	1.24	.99	1.72				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19176	5
AVG SQFT/RETAIL TENANT	1141	2
AVG SQFT/OFFICE WORKER	298	2
AVG % OFFICE OCCUPANCY	82.3	5
AVG % RETAIL OCCUPANCY	78.2	2
AVG $ RATE YR-END RENT	18.48	6
AVG NET PRKNG INC/STALL	453.20	4
RENTABLE/GROSS SQFT	.85	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.01	6
PAYROLL		
CONTRACT	.96	6
SUP/MAT/MISC	.01	4
TRASH REMOVAL	.03	5
REPR/MAINT TOTAL	1.18	6
PAYROLL	.41	5
ELEVATOR	.26	5
HVAC	.13	6
ELECTRICAL	.07	6
STRUCT/ROOF	.02	5
PLUMBING	.01	5
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.26	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.43	6
ELECTRICAL	1.18	6
GAS	.15	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	5
RDS/GNDS/SEC TOTAL	.40	6
RDS/GNDS TOTAL	.07	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	6
SEC PAYROLL	.25	4
SEC CONTRACTS	.13	4
SEC OTHER	.08	4
ADMIN TOTAL	.51	6
PAYROLL	.26	3
MGMT FEES	.46	3
PROF FEES	.03	3
GEN OFC EXP	.20	4
OTHER ADM EXP	.06	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.74	6
REAL ESTATE TAX	3.47	6
BUILDING INS	.10	6
PERS PROP TAX		
OTHER TAX	.25	2
LEASING EXPENSES	.82	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.26	2
TENANT ALTS	.12	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.86	5
CLEANING		
REPAIR/MAINT	.41	5
RDS/GROUNDS		
SECURITY	.25	4
ADMINISTRATIVE	.26	3
TOTAL CONTRACTS	1.35	6
CLEANING	.96	6
REPAIR/MAINT	.34	4
RDS/GROUNDS	.04	3
SECURITY	.13	4
ADMINISTRATIVE	.17	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	744,366 SQ. FT.				650,781 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					10.52	10.40		
RETAIL AREA	2	10.77	9.79						
OTHER AREA									
TOTAL RENT	3	10.43	10.70						
NET PARKING INC	3	.48	.32						
MISCELLANEOUS	2	.28	.27						
TOTAL INCOME	3	11.09	11.02						
EXPENSE									
CLEANING	3	.88	.92			.98	.92		
REPAIR-MAINT	3	1.43	1.38			1.60	1.56		
UTILITIES	3	1.72	1.65			1.86	1.65		
RDS/GRNDS/SEC	3	.29	.18			.33	.24		
ADMINISTRATIVE	3	.56	.60			.64	.62		
TOTAL OPER EXP	3	4.88	4.40			5.58	5.80		
FIXED EXPENSES	3	2.56	2.51			2.93	3.20		
TOTAL OPER+FIX	3	7.44	7.22			8.51	8.22		
LEASING EXP	2	.82	.84						
TOTAL PAYROLL	3	.65	.34						
TOTAL CONTRACT	3	1.05	.99						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6542	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	89.0	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.66	3
AVG NET PRKNG INC/STALL	655.96	3
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.88	3
PAYROLL		
CONTRACT	.80	3
SUP/MAT/MISC	.03	2
TRASH REMOVAL	.02	3
REPR/MAINT TOTAL	1.44	3
PAYROLL	.36	3
ELEVATOR	.25	3
HVAC	.21	3
ELECTRICAL	.10	3
STRUCT/ROOF	.06	3
PLUMBING	.02	3
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.43	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.72	3
ELECTRICAL	1.38	3
GAS	.23	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.14	2
RDS/GNDS/SEC TOTAL	.29	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.28	3
SEC PAYROLL	.26	2
SEC CONTRACTS	.14	2
SEC OTHER	.03	2
ADMIN TOTAL	.56	3
PAYROLL		
MGMT FEES	.46	2
PROF FEES	.04	2
GEN OFC EXP	.18	2
OTHER ADM EXP	.06	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.56	3
REAL ESTATE TAX	2.43	3
BUILDING INS	.08	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.82	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.65	3
CLEANING		
REPAIR/MAINT	.36	3
RDS/GROUNDS		
SECURITY	.26	2
ADMINISTRATIVE		
TOTAL CONTRACTS	1.05	3
CLEANING	.80	3
REPAIR/MAINT	.23	2
RDS/GROUNDS		
SECURITY	.14	2
ADMINISTRATIVE	.31	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Halifax, NS

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,865,789 SQ. FT.				1,781,688 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					16.13	16.55	14.14	18.37
RETAIL AREA	3	16.56	20.20						
OTHER AREA	2	12.54	14.79						
TOTAL RENT	9	16.18	16.57	14.13	18.90				
NET PARKING INC	3	.19	.09						
MISCELLANEOUS	6	.05	.04	.03	.07				
TOTAL INCOME	9	16.30	16.72	14.17	19.07				
EXPENSE									
CLEANING	9	.85	.79	.73	.96	.85	.81	.73	.96
REPAIR-MAINT	9	1.81	1.16	.90	2.62	1.89	1.21	.94	2.62
UTILITIES	9	1.59	1.52	1.22	2.15	1.66	1.52	1.22	2.29
RDS/GRNDS/SEC	9	.26	.24	.16	.51	.27	.24	.16	.51
ADMINISTRATIVE	9	.75	.80	.46	1.11	.79	.81	.50	1.14
TOTAL OPER EXP	9	5.27	5.58	4.76	6.36	5.52	5.58	5.12	6.39
FIXED EXPENSES	9	2.82	2.79	2.03	3.19	2.95	2.79	2.04	3.21
TOTAL OPER + FIX	9	8.08	8.24	7.52	8.77	8.46	8.59	7.57	9.28
LEASING EXP	3	.78	.96						
TOTAL PAYROLL	8	.50	.44	.33	.56				
TOTAL CONTRACT	8	.80	.83	.72	.98				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7433	9
AVG SQFT/RETAIL TENANT	1695	3
AVG SQFT/OFFICE WORKER	196	8
AVG % OFFICE OCCUPANCY	86.4	9
AVG % RETAIL OCCUPANCY	85.1	3
AVG $ RATE YR-END RENT	22.42	5
AVG NET PRKNG INC/STALL	876.99	3
RENTABLE/GROSS SQFT	.88	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.85	8
PAYROLL		
CONTRACT	.70	8
SUP/MAT/MISC	.08	8
TRASH REMOVAL	.05	8
REPR/MAINT TOTAL	1.88	8
PAYROLL	.28	7
ELEVATOR	.25	8
HVAC	.77	8
ELECTRICAL	.02	8
STRUCT/ROOF	.62	2
PLUMBING	.01	4
FIRE/LIFE SFTY	.02	6
OTHER MAINT/SUP	.39	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.60	8
ELECTRICAL	1.48	8
GAS		
FUEL OIL	.59	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	7
RDS/GNDS/SEC TOTAL	.23	8
RDS/GNDS TOTAL	.04	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.21	8
SEC PAYROLL	.16	6
SEC CONTRACTS	.14	3
SEC OTHER		
ADMIN TOTAL	.51	4
PAYROLL		
MGMT FEES	.66	2
PROF FEES	.02	2
GEN OFC EXP	.21	2
OTHER ADM EXP	.25	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.80	8
REAL ESTATE TAX	2.62	8
BUILDING INS	.04	8
PERS PROP TAX		
OTHER TAX	.15	6
LEASING EXPENSES	.78	3
ADV/PROMOTION	.02	3
COMMISSIONS	.01	2
PROF FEES		
TENANT ALTS	.73	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.50	8
CLEANING		
REPAIR/MAINT	.28	7
RDS/GROUNDS		
SECURITY	.16	6
ADMINISTRATIVE		
TOTAL CONTRACTS	.80	8
CLEANING	.70	8
REPAIR/MAINT		
RDS/GROUNDS	.03	5
SECURITY	.14	3
ADMINISTRATIVE	.16	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,260,994 SQ. FT.				1,251,608 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					14.57	15.06	14.14	16.67
RETAIL AREA	2	50.54	38.26						
OTHER AREA	2	12.54	14.79						
TOTAL RENT	7	14.80	15.44	14.13	16.68				
NET PARKING INC	2	.04	.05						
MISCELLANEOUS	6	.05	.04	.03	.07				
TOTAL INCOME	7	14.85	15.45	14.17	16.80				
EXPENSE									
CLEANING	7	.82	.79	.73	.88	.82	.81	.73	.89
REPAIR-MAINT	7	2.25	2.00	1.07	2.62	2.26	2.00	1.10	2.62
UTILITIES	7	1.40	1.31	1.22	1.73	1.40	1.31	1.22	1.73
RDS/GRNDS/SEC	7	.25	.24	.16	.26	.25	.24	.16	.26
ADMINISTRATIVE	7	.90	.84	.71	1.11	.91	.84	.71	1.14
TOTAL OPER EXP	7	5.61	5.58	5.35	5.77	5.65	5.58	5.40	5.89
FIXED EXPENSES	7	2.30	2.34	2.03	2.80	2.31	2.37	2.04	2.86
TOTAL OPER + FIX	7	7.91	7.66	7.52	8.50	7.97	7.66	7.57	8.71
LEASING EXP	2	1.40	1.32						
TOTAL PAYROLL	6	.36	.37	.29	.49				
TOTAL CONTRACT	6	.78	.81	.68	.88				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5527	7
AVG SQFT/RETAIL TENANT	1280	2
AVG SQFT/OFFICE WORKER	262	6
AVG % OFFICE OCCUPANCY	82.1	7
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	18.27	3
AVG NET PRKNG INC/STALL	1111.43	2
RENTABLE/GROSS SQFT	.88	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.82	6
PAYROLL		
CONTRACT	.70	6
SUP/MAT/MISC	.07	6
TRASH REMOVAL	.05	6
REPR/MAINT TOTAL	2.39	6
PAYROLL	.23	6
ELEVATOR	.24	6
HVAC	1.12	6
ELECTRICAL	.03	6
STRUCT/ROOF	.62	2
PLUMBING	.01	2
FIRE/LIFE SFTY	.02	5
OTHER MAINT/SUP	.52	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.39	6
ELECTRICAL	1.26	6
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	6
RDS/GNDS/SEC TOTAL	.20	6
RDS/GNDS TOTAL	.03	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.17	6
SEC PAYROLL	.18	4
SEC CONTRACTS	.13	2
SEC OTHER		
ADMIN TOTAL	.85	2
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.30	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.22	6
REAL ESTATE TAX	2.08	5
BUILDING INS	.04	6
PERS PROP TAX		
OTHER TAX	.11	5
LEASING EXPENSES	1.40	2
ADV/PROMOTION	.02	2
COMMISSIONS		
PROF FEES		
TENANT ALTS	1.29	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.36	6
CLEANING		
REPAIR/MAINT	.23	6
RDS/GROUNDS		
SECURITY	.18	4
ADMINISTRATIVE		
TOTAL CONTRACTS	.78	6
CLEANING	.70	6
REPAIR/MAINT		
RDS/GROUNDS	.03	5
SECURITY	.13	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Montreal, PQ

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	23 BLDS	8,819,821 SQ. FT.				7,881,656 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	17					22.37	23.22	18.79	27.50
RETAIL AREA	17	18.22	18.54	10.84	28.15				
OTHER AREA	5	8.76	9.78	1.42	23.62				
TOTAL RENT	19	21.27	21.94	17.50	24.72				
NET PARKING INC	17	.69	.75	.31	.99				
MISCELLANEOUS	16	.97	.34	.18	.90				
TOTAL INCOME	19	22.95	23.99	19.75	26.28				
EXPENSE									
CLEANING	23	1.29	1.26	1.00	1.31	1.27	1.30	1.11	1.50
REPAIR-MAINT	23	1.79	1.63	1.31	1.92	1.89	1.74	1.35	2.03
UTILITIES	23	1.80	1.88	1.49	2.04	1.75	1.88	1.48	2.12
RDS/GRNDS/SEC	23	.57	.57	.34	.74	.64	.68	.37	.86
ADMINISTRATIVE	23	1.14	1.05	.83	1.47	1.28	1.13	.83	1.72
TOTAL OPER EXP	23	6.59	6.52	5.67	6.80	7.37	7.11	6.29	7.55
FIXED EXPENSES	23	3.13	3.37	2.69	3.85	3.50	3.83	2.96	4.35
TOTAL OPER + FIX	23	9.71	9.73	8.79	10.75	10.87	10.54	9.29	11.73
LEASING EXP	17	1.47	1.29	.20	2.83				
TOTAL PAYROLL	18	1.20	.85	.56	1.14				
TOTAL CONTRACT	23	1.83	1.86	1.40	2.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13222	22
AVG SQFT/RETAIL TENANT	2304	18
AVG SQFT/OFFICE WORKER	231	19
AVG % OFFICE OCCUPANCY	92.4	23
AVG % RETAIL OCCUPANCY	87.4	19
AVG $ RATE YR-END RENT	25.83	16
AVG NET PRKNG INC/STALL	1541.13	15
RENTABLE/GROSS SQFT	.83	17

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.29**	**22**
PAYROLL	.53	5
CONTRACT	1.04	22
SUP/MAT/MISC	.06	17
TRASH REMOVAL	.05	20
REPR/MAINT TOTAL	**1.79**	**20**
PAYROLL	.66	13
ELEVATOR	.24	20
HVAC	.41	20
ELECTRICAL	.09	20
STRUCT/ROOF	.53	6
PLUMBING	.06	17
FIRE/LIFE SFTY	.02	14
OTHER MAINT/SUP	.29	19

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.75**	**22**
ELECTRICAL	1.43	22
GAS	.36	13
FUEL OIL	.04	5
PURCH STEAM	.41	2
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	**.57**	**23**
RDS/GNDS TOTAL	.06	12
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	11
RDS/GNDS OTHER	.06	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.53	23
SEC PAYROLL	.32	8
SEC CONTRACTS	.38	22
SEC OTHER	.02	10
ADMIN TOTAL	**1.14**	**23**
PAYROLL	.34	18
MGMT FEES	.82	17
PROF FEES	.07	19
GEN OFC EXP	.14	20
OTHER ADM EXP	.06	15

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.13**	**23**
REAL ESTATE TAX	2.97	23
BUILDING INS	.09	23
PERS PROP TAX		
OTHER TAX	.18	11
LEASING EXPENSES	**1.47**	**17**
ADV/PROMOTION	.07	15
COMMISSIONS	.06	6
PROF FEES	.44	10
TENANT ALTS	1.27	14
BUY-OUTS	.03	2
OTHER LEASING	.33	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.20**	**18**
CLEANING	.53	5
REPAIR/MAINT	.66	13
RDS/GROUNDS		
SECURITY	.32	8
ADMINISTRATIVE	.34	18
TOTAL CONTRACTS	**1.83**	**23**
CLEANING	1.04	22
REPAIR/MAINT	.99	10
RDS/GROUNDS	.03	11
SECURITY	.38	22
ADMINISTRATIVE	.78	20

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,260,909 SQ. FT.				1,184,037 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					26.26	26.43	22.17	31.42
RETAIL AREA	5	26.43	42.00	14.87	46.94				
OTHER AREA									
TOTAL RENT	6	26.49	26.67	22.57	30.77				
NET PARKING INC	4	.40	.45	.08	.88				
MISCELLANEOUS	4	.66	.44	.23	.99				
TOTAL INCOME	6	27.94	28.03	24.25	30.93				
EXPENSE									
CLEANING	6	1.22	1.25	1.21	1.29	1.26	1.29	1.24	1.31
REPAIR-MAINT	6	1.57	1.63	1.32	1.79	1.68	1.74	1.35	2.07
UTILITIES	6	1.83	1.88	1.49	2.05	1.87	1.88	1.49	2.10
RDS/GRNDS/SEC	6	.77	.80	.74	.87	.82	.83	.74	.93
ADMINISTRATIVE	6	1.31	1.45	.83	1.84	1.40	1.53	.84	1.98
TOTAL OPER EXP	6	6.71	6.68	6.28	6.76	7.15	6.89	6.41	7.24
FIXED EXPENSES	6	3.96	3.93	3.61	4.39	4.22	4.23	3.68	4.59
TOTAL OPER + FIX	6	10.67	10.20	9.88	11.09	11.37	11.00	10.09	11.61
LEASING EXP	6	1.95	.83	.13	3.33				
TOTAL PAYROLL	3	.67	.63						
TOTAL CONTRACT	6	2.28	2.00	1.86	2.80				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11601	6
AVG SQFT/RETAIL TENANT	2501	4
AVG SQFT/OFFICE WORKER	322	4
AVG % OFFICE OCCUPANCY	99.0	6
AVG % RETAIL OCCUPANCY	95.7	4
AVG $ RATE YR-END RENT	27.32	4
AVG NET PRKNG INC/STALL	1873.66	2
RENTABLE/GROSS SQFT	.89	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.22**	**6**
PAYROLL		
CONTRACT	1.15	6
SUP/MAT/MISC	.08	3
TRASH REMOVAL	.03	5
REPR/MAINT TOTAL	**1.48**	**5**
PAYROLL	.38	2
ELEVATOR	.20	5
HVAC	.44	5
ELECTRICAL	.07	5
STRUCT/ROOF		
PLUMBING	.02	5
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.50	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.83**	**6**
ELECTRICAL	1.76	6
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	**.77**	**6**
RDS/GNDS TOTAL	.11	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	2
RDS/GNDS OTHER	.05	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.71	6
SEC PAYROLL		
SEC CONTRACTS	.66	6
SEC OTHER		
ADMIN TOTAL	**1.31**	**6**
PAYROLL	.41	3
MGMT FEES	.78	6
PROF FEES	.14	6
GEN OFC EXP	.12	6
OTHER ADM EXP	.10	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.96**	**6**
REAL ESTATE TAX	3.82	6
BUILDING INS	.08	6
PERS PROP TAX		
OTHER TAX	.12	3
LEASING EXPENSES	**1.95**	**6**
ADV/PROMOTION	.06	4
COMMISSIONS		
PROF FEES	1.17	3
TENANT ALTS	1.76	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.67**	**3**
CLEANING		
REPAIR/MAINT	.38	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.41	3
TOTAL CONTRACTS	**2.28**	**6**
CLEANING	1.15	6
REPAIR/MAINT	.71	3
RDS/GROUNDS	.10	2
SECURITY	.68	6
ADMINISTRATIVE	.92	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Montreal, PQ

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	10 BLDS	3,979,441 SQ. FT.				3,606,836 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					20.54	20.12	15.96	25.54
RETAIL AREA	8	16.13	16.74	11.48	19.16				
OTHER AREA	4	6.85	5.68	1.42	10.33				
TOTAL RENT	10	19.28	18.60	14.56	22.97				
NET PARKING INC	9	.90	.95	.53	1.19				
MISCELLANEOUS	9	1.44	.34	.18	2.65				
TOTAL INCOME	10	21.44	22.04	17.18	24.48				
EXPENSE									
CLEANING	10	1.23	1.26	1.06	1.31	1.31	1.30	1.11	1.50
REPAIR-MAINT	10	1.34	1.31	1.13	1.46	1.43	1.38	1.33	1.71
UTILITIES	10	1.86	1.86	1.49	2.04	1.96	1.98	1.49	2.25
RDS/GRNDS/SEC	10	.49	.45	.34	.63	.54	.50	.37	.80
ADMINISTRATIVE	10	1.15	1.03	.85	1.43	1.27	1.10	.88	1.53
TOTAL OPER EXP	10	6.07	6.10	5.23	6.66	6.70	6.82	5.78	7.22
FIXED EXPENSES	10	3.11	3.08	2.69	3.72	3.43	3.27	3.12	4.35
TOTAL OPER+FIX	10	9.18	9.21	8.06	9.83	10.13	9.86	8.90	11.57
LEASING EXP	7	1.78	1.71	.81	2.83				
TOTAL PAYROLL	9	.68	.72	.42	.91				
TOTAL CONTRACT	10	1.86	1.80	1.47	2.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11262	9
AVG SQFT/RETAIL TENANT	2265	9
AVG SQFT/OFFICE WORKER	237	9
AVG % OFFICE OCCUPANCY	91.8	10
AVG % RETAIL OCCUPANCY	95.7	10
AVG $ RATE YR-END RENT	24.40	8
AVG NET PRKNG INC/STALL	1662.54	9
RENTABLE/GROSS SQFT	.88	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.23	9
PAYROLL	.07	2
CONTRACT	1.09	9
SUP/MAT/MISC	.08	8
TRASH REMOVAL	.04	9
REPR/MAINT TOTAL	1.33	9
PAYROLL	.43	6
ELEVATOR	.25	9
HVAC	.42	9
ELECTRICAL	.07	9
STRUCT/ROOF	.28	3
PLUMBING	.06	9
FIRE/LIFE SFTY	.02	5
OTHER MAINT/SUP	.14	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.76	9
ELECTRICAL	1.52	9
GAS	.29	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.49	10
RDS/GNDS TOTAL	.02	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	6
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.48	10
SEC PAYROLL	.04	3
SEC CONTRACTS	.45	10
SEC OTHER	.03	5
ADMIN TOTAL	1.15	10
PAYROLL	.34	9
MGMT FEES	.85	7
PROF FEES	.07	8
GEN OFC EXP	.18	9
OTHER ADM EXP	.04	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.11	10
REAL ESTATE TAX	2.90	10
BUILDING INS	.09	10
PERS PROP TAX		
OTHER TAX	.18	6
LEASING EXPENSES	1.78	7
ADV/PROMOTION	.09	7
COMMISSIONS	.08	4
PROF FEES	.47	4
TENANT ALTS	1.67	6
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.68	9
CLEANING	.07	2
REPAIR/MAINT	.43	6
RDS/GROUNDS		
SECURITY	.04	3
ADMINISTRATIVE	.34	9
TOTAL CONTRACTS	1.86	10
CLEANING	1.09	9
REPAIR/MAINT	.79	5
RDS/GROUNDS	.02	6
SECURITY	.45	10
ADMINISTRATIVE	.70	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	2,706,007 SQ. FT.				2,420,258 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					23.24	23.23		
RETAIL AREA	2	14.00	12.69						
OTHER AREA									
TOTAL RENT	2	22.32	22.24						
NET PARKING INC	2	.59	.60						
MISCELLANEOUS									
TOTAL INCOME	2	23.06	22.97						
EXPENSE									
CLEANING	3	1.29	1.14			1.12	1.24		
REPAIR-MAINT	3	2.52	2.55			2.69	2.78		
UTILITIES	3	1.91	1.92			1.61	1.86		
RDS/GRNDS/SEC	3	.60	.46			.67	.50		
ADMINISTRATIVE	3	1.26	1.27			1.41	1.37		
TOTAL OPER EXP	3	7.58	6.93			8.47	7.55		
FIXED EXPENSES	3	2.78	2.72			3.11	2.96		
TOTAL OPER+FIX	3	10.36	10.75			11.58	11.73		
LEASING EXP	3	.95	.72						
TOTAL PAYROLL	3	1.33	1.35						
TOTAL CONTRACT	3	2.02	1.29						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13963	3
AVG SQFT/RETAIL TENANT	2277	3
AVG SQFT/OFFICE WORKER	195	3
AVG % OFFICE OCCUPANCY	88.8	3
AVG % RETAIL OCCUPANCY	69.5	3
AVG $ RATE YR-END RENT	26.97	3
AVG NET PRKNG INC/STALL	1209.08	2
RENTABLE/GROSS SQFT	.76	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.29	3
PAYROLL		
CONTRACT	1.19	3
SUP/MAT/MISC	.05	2
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	2.52	3
PAYROLL	.74	3
ELEVATOR	.28	3
HVAC	.43	3
ELECTRICAL	.14	3
STRUCT/ROOF	.70	2
PLUMBING	.08	3
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.40	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.91	3
ELECTRICAL	1.35	3
GAS	.50	2
FUEL OIL	.07	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.60	3
RDS/GNDS TOTAL	.10	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.54	3
SEC PAYROLL	.48	2
SEC CONTRACTS	.23	3
SEC OTHER	.02	2
ADMIN TOTAL	1.26	3
PAYROLL	.30	3
MGMT FEES	.81	3
PROF FEES	.04	3
GEN OFC EXP	.11	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.78	3
REAL ESTATE TAX	2.67	3
BUILDING INS	.11	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.95	3
ADV/PROMOTION	.05	3
COMMISSIONS		
PROF FEES	.23	2
TENANT ALTS	.64	2
BUY-OUTS	.03	2
OTHER LEASING	.36	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.33	3
CLEANING		
REPAIR/MAINT	.74	3
RDS/GROUNDS		
SECURITY	.48	2
ADMINISTRATIVE	.30	3
TOTAL CONTRACTS	2.02	3
CLEANING	1.19	3
REPAIR/MAINT		
RDS/GROUNDS	.03	2
SECURITY	.23	3
ADMINISTRATIVE	.85	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Montreal, PQ
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	853,644 SQ. FT.				798,675 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	16.96	13.38						
NET PARKING INC	6	.28	.25						
MISCELLANEOUS	6	.64	1.38						
TOTAL INCOME	6	17.87	13.83						
EXPENSE									
CLEANING	6	.78	.77			.79	.77		
REPAIR-MAINT	6	1.16	1.36			1.22	1.36		
UTILITIES	6	2.14	1.68			2.16	1.70		
RDS/GRNDS/SEC	6	.58	.85			.62	.86		
ADMINISTRATIVE	6	1.07	1.52			1.15	1.54		
TOTAL OPER EXP	6	5.74	6.13			6.13	6.21		
FIXED EXPENSES	6	1.95	1.64			2.08	1.76		
TOTAL OPER+FIX	6	7.68	7.64			8.22	7.73		
LEASING EXP									
TOTAL PAYROLL	6	.38	.41						
TOTAL CONTRACT	6	1.37	1.48						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11159	6
AVG SQFT/RETAIL TENANT	4669	2
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	85.2	6
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	16.83	6
AVG NET PRKNG INC/STALL	237.60	6
RENTABLE/GROSS SQFT	.78	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.78	6
PAYROLL		
CONTRACT	.75	6
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.16	6
PAYROLL	.41	5
ELEVATOR	.07	6
HVAC	.43	6
ELECTRICAL	.13	6
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.18	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.14	6
ELECTRICAL	2.14	6
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.58	6
RDS/GNDS TOTAL	.21	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.17	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	6
SEC PAYROLL		
SEC CONTRACTS	.37	6
SEC OTHER		
ADMIN TOTAL	1.87	6
PAYROLL	.21	2
MGMT FEES	.90	6
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.95	6
REAL ESTATE TAX	1.90	6
BUILDING INS	.05	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.38	6
CLEANING		
REPAIR/MAINT	.41	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.21	2
TOTAL CONTRACTS	1.37	6
CLEANING	.75	6
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.37	6
ADMINISTRATIVE	.96	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

*1992 BOMA Experience Exchange Report

Ottawa, ON
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	3,368,125 SQ. FT.				3,137,020 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	12					23.12	18.95	16.80	28.37
RETAIL AREA	12	21.85	18.46	17.28	25.25				
OTHER AREA	6	3.28	2.71	1.87	5.93				
TOTAL RENT	12	22.66	18.94	16.64	27.94				
NET PARKING INC	12	.77	.71	.43	.89				
MISCELLANEOUS	4	.15	.08	.01	.34				
TOTAL INCOME	12	23.48	19.99	17.29	29.04				
EXPENSE									
CLEANING	13	.99	.98	.82	1.05	1.01	1.00	.93	1.08
REPAIR-MAINT	13	1.24	1.25	.77	1.59	1.31	1.36	.81	1.69
UTILITIES	13	2.11	1.99	1.75	2.42	2.14	1.99	1.80	2.49
RDS/GRNDS/SEC	9	.48	.53	.10	.56	.52	.54	.10	.62
ADMINISTRATIVE	13	.76	.91	.41	1.19	.81	.96	.43	1.27
TOTAL OPER EXP	13	5.44	5.61	4.46	6.40	5.85	5.91	4.77	7.02
FIXED EXPENSES	13	4.18	4.51	2.68	4.91	4.49	4.64	2.79	5.36
TOTAL OPER+FIX	13	9.83	9.82	7.32	11.13	10.34	10.18	7.81	11.58
LEASING EXP	11	.65	.13	.06	.33				
TOTAL PAYROLL	13	.64	.58	.27	.82				
TOTAL CONTRACT	13	1.51	1.37	.97	1.90				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16488	13
AVG SQFT/RETAIL TENANT	2237	12
AVG SQFT/OFFICE WORKER	200	11
AVG % OFFICE OCCUPANCY	93.7	13
AVG % RETAIL OCCUPANCY	96.1	12
AVG $ RATE YR-END RENT	26.16	12
AVG NET PRKNG INC/STALL	1679.02	5
RENTABLE/GROSS SQFT	.86	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.99	13
PAYROLL		
CONTRACT	.92	13
SUP/MAT/MISC	.07	6
TRASH REMOVAL	.06	9
REPR/MAINT TOTAL	1.24	13
PAYROLL	.45	12
ELEVATOR	.20	13
HVAC	.27	13
ELECTRICAL	.08	12
STRUCT/ROOF	.08	8
PLUMBING	.03	12
FIRE/LIFE SFTY	.04	10
OTHER MAINT/SUP	.16	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.11	13
ELECTRICAL	1.85	13
GAS	.15	9
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.17	12
RDS/GNDS/SEC TOTAL	.46	9
RDS/GNDS TOTAL	.08	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	7
RDS/GNDS OTHER	.03	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.48	7
SEC PAYROLL		
SEC CONTRACTS	.45	7
SEC OTHER	.04	3
ADMIN TOTAL	.74	12
PAYROLL	.32	7
MGMT FEES	.46	10
PROF FEES	.04	10
GEN OFC EXP	.09	7
OTHER ADM EXP	.05	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.19	13
REAL ESTATE TAX	4.12	13
BUILDING INS	.06	12
PERS PROP TAX		
OTHER TAX	.05	3
LEASING EXPENSES	.65	11
ADV/PROMOTION	.02	8
COMMISSIONS	.06	3
PROF FEES	.25	9
TENANT ALTS	.61	6
BUY-OUTS		
OTHER LEASING	.01	7

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.64	13
CLEANING		
REPAIR/MAINT	.45	12
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.32	7
TOTAL CONTRACTS	1.51	13
CLEANING	.92	13
REPAIR/MAINT	.47	6
RDS/GROUNDS	.06	7
SECURITY	.45	7
ADMINISTRATIVE	.45	11

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

*1992 BOMA Experience Exchange Report

Ottawa, ON

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,262,918 SQ. FT.				1,204,218 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					18.77	17.01	16.35	18.33
RETAIL AREA	7	17.56	17.94	16.41	18.46				
OTHER AREA	3	4.86	1.87						
TOTAL RENT	7	18.57	16.88	16.20	18.29				
NET PARKING INC	7	.67	.78	.43	.82				
MISCELLANEOUS	3	.25	.16						
TOTAL INCOME	7	19.37	17.65	16.84	19.50				
EXPENSE									
CLEANING	7	.96	.95	.89	1.02	.98	.95	.92	1.06
REPAIR-MAINT	7	1.23	.94	.83	1.53	1.27	.95	.86	1.62
UTILITIES	7	1.96	1.91	1.77	2.13	2.00	1.91	1.84	2.16
RDS/GRNDS/SEC	4	.24	.21	.03	.46	.26	.22	.03	.47
ADMINISTRATIVE	7	.97	.91	.46	1.13	1.02	.98	.49	1.17
TOTAL OPER EXP	7	5.28	4.90	4.48	6.00	5.53	4.97	4.77	6.24
FIXED EXPENSES	7	2.89	2.72	2.49	2.86	3.04	2.87	2.65	3.02
TOTAL OPER+FIX	7	8.17	7.53	6.97	9.08	8.57	8.07	7.44	9.48
LEASING EXP	6	1.42	.11	.06	.43				
TOTAL PAYROLL	7	.63	.37	.30	.59				
TOTAL CONTRACT	7	1.21	1.03	.96	1.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18559	7
AVG SQFT/RETAIL TENANT	1703	7
AVG SQFT/OFFICE WORKER	204	6
AVG % OFFICE OCCUPANCY	94.0	7
AVG % RETAIL OCCUPANCY	94.0	7
AVG $ RATE YR-END RENT	21.19	7
AVG NET PRKNG INC/STALL	1128.58	3
RENTABLE/GROSS SQFT	.98	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.96	7
PAYROLL		
CONTRACT	.89	7
SUP/MAT/MISC	.05	3
TRASH REMOVAL	.07	4
REPR/MAINT TOTAL	1.23	7
PAYROLL	.45	7
ELEVATOR	.20	7
HVAC	.22	7
ELECTRICAL	.06	7
STRUCT/ROOF	.07	4
PLUMBING	.05	7
FIRE/LIFE SFTY	.04	6
OTHER MAINT/SUP	.21	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.96	7
ELECTRICAL	1.63	7
GAS	.22	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.18	6
RDS/GNDS/SEC TOTAL	.24	4
RDS/GNDS TOTAL	.02	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.31	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.44	2
SEC PAYROLL		
SEC CONTRACTS	.41	2
SEC OTHER		
ADMIN TOTAL	.95	6
PAYROLL	.37	3
MGMT FEES	.52	6
PROF FEES	.07	6
GEN OFC EXP	.10	4
OTHER ADM EXP	.17	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.89	7
REAL ESTATE TAX	2.81	7
BUILDING INS	.06	7
PERS PROP TAX		
OTHER TAX	.05	3
LEASING EXPENSES	1.42	6
ADV/PROMOTION	.02	4
COMMISSIONS		
PROF FEES	.34	6
TENANT ALTS	1.96	3
BUY-OUTS		
OTHER LEASING	.01	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.63	7
CLEANING		
REPAIR/MAINT	.45	7
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.37	3
TOTAL CONTRACTS	1.21	7
CLEANING	.89	7
REPAIR/MAINT	.62	2
RDS/GROUNDS	.01	3
SECURITY	.41	2
ADMINISTRATIVE	.59	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,835,720 SQ. FT.				1,668,558 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					25.54	26.70	22.01	26.37
RETAIL AREA	4	22.97	24.82	20.56	26.04				
OTHER AREA	3	3.06	3.35						
TOTAL RENT	4	24.75	25.17	20.87	27.94				
NET PARKING INC	4	.89	.78	.59	1.10				
MISCELLANEOUS									
TOTAL INCOME	4	25.64	26.15	21.47	29.04				
EXPENSE									
CLEANING	4	1.00	.99	.96	1.03	1.02	1.01	.98	1.05
REPAIR-MAINT	4	1.24	1.32	1.02	1.45	1.32	1.39	1.09	1.55
UTILITIES	4	2.19	2.14	1.83	2.55	2.23	2.21	1.90	2.62
RDS/GRNDS/SEC	3	.62	.60			.68	.65		
ADMINISTRATIVE	4	.55	.41	.30	.67	.60	.46	.34	.94
TOTAL OPER EXP	4	5.45	5.81	4.61	6.39	6.00	6.29	4.96	7.23
FIXED EXPENSES	4	5.01	4.98	4.91	5.12	5.51	5.55	5.38	5.70
TOTAL OPER+FIX	4	10.46	10.72	9.89	11.34	11.51	11.64	10.44	12.82
LEASING EXP	4	.24	.27	.14	.33				
TOTAL PAYROLL	4	.65	.78	.47	.82				
TOTAL CONTRACT	4	1.86	1.80	1.35	1.93				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16515	4
AVG SQFT/RETAIL TENANT	2524	4
AVG SQFT/OFFICE WORKER	339	3
AVG % OFFICE OCCUPANCY	93.0	4
AVG % RETAIL OCCUPANCY	96.8	4
AVG $ RATE YR-END RENT	33.53	4
AVG NET PRKNG INC/STALL	2853.00	2
RENTABLE/GROSS SQFT	.82	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.00	4
PAYROLL		
CONTRACT	.95	4
SUP/MAT/MISC		
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	1.24	4
PAYROLL	.47	4
ELEVATOR	.20	4
HVAC	.29	4
ELECTRICAL	.09	3
STRUCT/ROOF	.08	3
PLUMBING	.01	3
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.10	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.19	4
ELECTRICAL	1.99	4
GAS	.05	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.18	4
RDS/GNDS/SEC TOTAL	.62	3
RDS/GNDS TOTAL	.11	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	3
RDS/GNDS OTHER	.04	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.51	3
SEC PAYROLL		
SEC CONTRACTS	.47	3
SEC OTHER	.03	2
ADMIN TOTAL	.55	4
PAYROLL	.22	3
MGMT FEES	.39	3
PROF FEES	.02	4
GEN OFC EXP	.08	3
OTHER ADM EXP	.01	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	5.01	4
REAL ESTATE TAX	4.95	4
BUILDING INS	.06	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.24	4
ADV/PROMOTION	.02	3
COMMISSIONS		
PROF FEES	.20	3
TENANT ALTS	.04	3
BUY-OUTS		
OTHER LEASING	.01	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.65	4
CLEANING		
REPAIR/MAINT	.47	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.22	3
TOTAL CONTRACTS	1.86	4
CLEANING	.95	4
REPAIR/MAINT	.39	3
RDS/GROUNDS	.07	3
SECURITY	.47	3
ADMINISTRATIVE	.32	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Toronto, ON

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	30 BLDS	9,114,185 SQ. FT.				8,197,104 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	28					31.69	29.86	23.94	34.59
RETAIL AREA	21	37.84	32.94	23.65	47.88				
OTHER AREA	8	39.21	8.83	3.21	14.38				
TOTAL RENT	28	34.39	28.71	24.52	36.48				
NET PARKING INC	23	.82	.71	.52	.91				
MISCELLANEOUS	18	.18	.05	.04	.21				
TOTAL INCOME	28	35.18	29.44	25.18	37.08				
EXPENSE									
CLEANING	30	1.31	1.32	1.12	1.43	1.34	1.34	1.14	1.50
REPAIR-MAINT	30	1.60	1.60	1.37	1.91	1.70	1.79	1.45	1.94
UTILITIES	30	2.20	2.07	1.74	2.44	2.21	2.11	1.83	2.44
RDS/GRNDS/SEC	30	.66	.62	.37	.92	.73	.71	.39	.96
ADMINISTRATIVE	30	1.05	1.00	.73	1.45	1.17	1.18	.79	1.84
TOTAL OPER EXP	30	6.82	6.83	5.74	7.63	7.59	7.14	6.12	8.54
FIXED EXPENSES	29	8.37	7.00	5.28	8.84	9.36	7.65	5.92	9.91
TOTAL OPER+FIX	29	15.20	14.31	12.32	15.33	16.96	15.30	13.18	16.53
LEASING EXP	22	2.72	.63	.26	4.80				
TOTAL PAYROLL	29	1.03	.91	.69	1.08				
TOTAL CONTRACT	30	1.95	1.78	1.51	2.27				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11791	27
AVG SQFT/RETAIL TENANT	1766	20
AVG SQFT/OFFICE WORKER	218	16
AVG % OFFICE OCCUPANCY	90.7	29
AVG % RETAIL OCCUPANCY	89.6	21
AVG $ RATE YR-END RENT	31.09	21
AVG NET PRKNG INC/STALL	1249.77	23
RENTABLE/GROSS SQFT	.86	25

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.31	30
PAYROLL	.34	10
CONTRACT	.96	30
SUP/MAT/MISC	.11	27
TRASH REMOVAL	.15	29
REPR/MAINT TOTAL	1.60	30
PAYROLL	.68	26
ELEVATOR	.31	30
HVAC	.25	30
ELECTRICAL	.08	22
STRUCT/ROOF	.04	8
PLUMBING	.06	22
FIRE/LIFE SFTY	.04	17
OTHER MAINT/SUP	.33	26

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.20	30
ELECTRICAL	1.68	29
GAS	.18	24
FUEL OIL	.15	6
PURCH STEAM	.23	5
PURCH CH WTR		
COAL		
WATER/SEWER	.12	20
RDS/GNDS/SEC TOTAL	.66	30
RDS/GNDS TOTAL	.06	24
RDS/GNDS PAYRL	.08	3
RDS/GNDS CONTR	.04	18
RDS/GNDS OTHER	.05	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.61	30
SEC PAYROLL	.17	6
SEC CONTRACTS	.53	29
SEC OTHER	.07	10
ADMIN TOTAL	1.05	30
PAYROLL	.28	24
MGMT FEES	.82	21
PROF FEES	.09	24
GEN OFC EXP	.10	25
OTHER ADM EXP	.08	21

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	8.37	29
REAL ESTATE TAX	7.91	29
BUILDING INS	.11	26
PERS PROP TAX		
OTHER TAX	.70	13
LEASING EXPENSES	2.72	22
ADV/PROMOTION	.04	13
COMMISSIONS	.06	7
PROF FEES	.80	15
TENANT ALTS	2.04	18
BUY-OUTS		
OTHER LEASING	1.31	10

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.03	29
CLEANING	.34	10
REPAIR/MAINT	.68	26
RDS/GROUNDS	.08	3
SECURITY	.17	6
ADMINISTRATIVE	.28	24
TOTAL CONTRACTS	1.95	30
CLEANING	.96	30
REPAIR/MAINT	.65	19
RDS/GROUNDS	.04	18
SECURITY	.53	29
ADMINISTRATIVE	.73	26

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	617,128 SQ. FT.				574,553 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					22.04	22.95	18.21	27.43
RETAIL AREA	4	13.18	14.51	2.78	35.69				
OTHER AREA	2	1.41	1.16						
TOTAL RENT	8	21.23	23.77	16.89	26.00				
NET PARKING INC	8	.66	.58	.42	.93				
MISCELLANEOUS	7	.06	.05	.05	.06				
TOTAL INCOME	8	21.97	24.59	17.36	26.89				
EXPENSE									
CLEANING	8	1.26	1.38	1.10	1.43	1.32	1.43	1.23	1.53
REPAIR-MAINT	8	1.70	1.78	1.54	1.92	1.82	1.88	1.65	1.94
UTILITIES	8	1.99	2.00	1.64	2.35	2.07	2.11	1.87	2.35
RDS/GRNDS/SEC	8	.42	.37	.19	.41	.45	.39	.20	.47
ADMINISTRATIVE	8	1.17	1.08	.93	1.33	1.26	1.19	.97	1.45
TOTAL OPER EXP	8	6.53	6.94	5.40	7.75	7.01	7.19	6.63	8.19
FIXED EXPENSES	8	4.08	4.44	3.01	5.15	4.38	4.75	3.35	5.54
TOTAL OPER+FIX	8	10.61	11.33	8.71	13.10	11.40	11.58	10.33	14.09
LEASING EXP	7	3.82	.44	.32	.52				
TOTAL PAYROLL	8	.66	.59	.49	.74				
TOTAL CONTRACT	8	1.69	1.85	1.21	2.10				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3183	7
AVG SQFT/RETAIL TENANT	3228	3
AVG SQFT/OFFICE WORKER	232	3
AVG % OFFICE OCCUPANCY	84.4	6
AVG % RETAIL OCCUPANCY	97.5	4
AVG $ RATE YR-END RENT	19.15	6
AVG NET PRKNG INC/STALL	546.66	8
RENTABLE/GROSS SQFT	.94	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.28	8
PAYROLL	.08	4
CONTRACT	.84	8
SUP/MAT/MISC	.18	8
TRASH REMOVAL	.20	8
REPR/MAINT TOTAL	1.70	8
PAYROLL	.48	8
ELEVATOR	.23	8
HVAC	.21	8
ELECTRICAL	.09	7
STRUCT/ROOF	.02	3
PLUMBING	.05	7
FIRE/LIFE SFTY	.07	3
OTHER MAINT/SUP	.62	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.99	8
ELECTRICAL	1.65	8
GAS	.21	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	8
RDS/GNDS/SEC TOTAL	.42	8
RDS/GNDS TOTAL	.06	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	6
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	8
SEC PAYROLL	.03	2
SEC CONTRACTS	.33	6
SEC OTHER		
ADMIN TOTAL	1.17	8
PAYROLL	.20	6
MGMT FEES	.85	7
PROF FEES	.07	6
GEN OFC EXP	.09	8
OTHER ADM EXP	.13	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.08	8
REAL ESTATE TAX	3.98	8
BUILDING INS	.08	8
PERS PROP TAX		
OTHER TAX	.03	4
LEASING EXPENSES	3.82	7
ADV/PROMOTION	.05	5
COMMISSIONS		
PROF FEES	1.01	5
TENANT ALTS	3.46	6
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.66	8
CLEANING	.08	4
REPAIR/MAINT	.48	8
RDS/GROUNDS		
SECURITY	.03	2
ADMINISTRATIVE	.20	6
TOTAL CONTRACTS	1.69	8
CLEANING	.84	8
REPAIR/MAINT	.57	6
RDS/GROUNDS	.08	6
SECURITY	.33	8
ADMINISTRATIVE	.91	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Toronto, ON

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	1,942,346 SQ. FT.				1,704,607 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					30.55	25.37	22.55	40.24
RETAIL AREA	7	46.96	44.42	28.77	62.26				
OTHER AREA	3	49.90	7.05						
TOTAL RENT	9	32.34	28.71	23.67	42.97				
NET PARKING INC	6	.93	.80	.52	1.13				
MISCELLANEOUS	5	.10	.05	.03	.18				
TOTAL INCOME	9	32.95	29.44	23.85	43.26				
EXPENSE									
CLEANING	10	1.28	1.30	1.13	1.49	1.32	1.31	1.20	1.49
REPAIR-MAINT	10	1.34	1.42	1.16	1.60	1.42	1.47	1.25	1.61
UTILITIES	10	2.05	2.12	1.77	2.22	2.06	2.14	1.84	2.22
RDS/GRNDS/SEC	10	.81	.89	.65	.95	.82	.81	.71	1.03
ADMINISTRATIVE	10	1.36	1.31	.81	1.98	1.55	1.70	.88	2.23
TOTAL OPER EXP	10	6.83	6.61	5.91	7.77	7.79	7.86	5.91	9.36
FIXED EXPENSES	10	7.35	7.40	6.19	8.48	8.37	8.20	6.96	9.17
TOTAL OPER+FIX	10	14.18	14.45	12.34	15.02	16.16	15.71	14.39	16.63
LEASING EXP	7	4.67	2.10	.73	9.51				
TOTAL PAYROLL	9	.86	.91	.70	1.08				
TOTAL CONTRACT	10	1.99	1.83	1.47	2.32				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8502	10
AVG SQFT/RETAIL TENANT	1983	8
AVG SQFT/OFFICE WORKER	250	8
AVG % OFFICE OCCUPANCY	84.8	10
AVG % RETAIL OCCUPANCY	91.8	8
AVG $ RATE YR-END RENT	31.30	8
AVG NET PRKNG INC/STALL	1756.34	6
RENTABLE/GROSS SQFT	.83	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.28	10
PAYROLL	.09	2
CONTRACT	1.02	10
SUP/MAT/MISC	.11	9
TRASH REMOVAL	.15	9
REPR/MAINT TOTAL	1.34	10
PAYROLL	.60	7
ELEVATOR	.26	10
HVAC	.24	10
ELECTRICAL	.07	7
STRUCT/ROOF	.04	2
PLUMBING	.09	7
FIRE/LIFE SFTY	.03	6
OTHER MAINT/SUP	.28	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.05	10
ELECTRICAL	1.67	9
GAS	.33	7
FUEL OIL	.18	2
PURCH STEAM	.41	2
PURCH CH WTR		
COAL —		
WATER/SEWER	.13	10
RDS/GNDS/SEC TOTAL	.81	10
RDS/GNDS TOTAL	.09	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	5
RDS/GNDS OTHER	.05	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.76	10
SEC PAYROLL		
SEC CONTRACTS	.71	9
SEC OTHER	.16	5
ADMIN TOTAL	1.36	10
PAYROLL	.36	8
MGMT FEES	1.17	6
PROF FEES	.12	7
GEN OFC EXP	.18	8
OTHER ADM EXP	.15	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	7.35	10
REAL ESTATE TAX	7.18	10
BUILDING INS	.09	8
PERS PROP TAX		
OTHER TAX	.36	2
LEASING EXPENSES	4.67	7
ADV/PROMOTION	.03	4
COMMISSIONS	.26	2
PROF FEES	.83	6
TENANT ALTS	3.46	6
BUY-OUTS		
OTHER LEASING	.66	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.86	9
CLEANING	.09	2
REPAIR/MAINT	.60	7
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.36	8
TOTAL CONTRACTS	1.99	10
CLEANING	1.02	10
REPAIR/MAINT	.45	5
RDS/GROUNDS	.06	5
SECURITY	.71	9
ADMINISTRATIVE	1.00	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	2,778,526 SQ. FT.				2,616,346 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					36.64	35.48	31.24	42.54
RETAIL AREA	6	45.70	34.68	23.33	63.05				
OTHER AREA	2	11.57	13.80						
TOTAL RENT	6	37.14	36.48	31.43	43.15				
NET PARKING INC	4	.81	.82	.76	.87				
MISCELLANEOUS	3	.24	.27						
TOTAL INCOME	6	37.81	37.06	31.43	44.23				
EXPENSE									
CLEANING	7	1.21	1.16	1.07	1.30	1.22	1.16	1.08	1.30
REPAIR-MAINT	7	1.75	1.78	1.47	1.90	1.85	1.79	1.52	2.14
UTILITIES	7	2.11	2.05	1.80	2.32	2.11	2.05	1.80	2.32
RDS/GRNDS/SEC	7	.69	.79	.52	.89	.74	.80	.54	1.00
ADMINISTRATIVE	7	1.03	.81	.71	1.38	1.10	.95	.74	1.46
TOTAL OPER EXP	7	6.80	6.81	6.23	7.28	7.22	7.03	6.46	7.54
FIXED EXPENSES	6	8.63	8.98	6.88	9.90	9.25	10.13	6.93	10.33
TOTAL OPER+FIX	6	15.42	15.68	13.68	16.45	16.54	16.96	13.93	17.89
LEASING EXP	5	1.52	1.36	.48	3.15				
TOTAL PAYROLL	7	1.19	.97	.92	1.50				
TOTAL CONTRACT	7	1.82	1.78	1.70	1.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16004	6
AVG SQFT/RETAIL TENANT	1393	5
AVG SQFT/OFFICE WORKER	207	4
AVG % OFFICE OCCUPANCY	91.4	6
AVG % RETAIL OCCUPANCY	78.4	5
AVG $ RATE YR-END RENT	36.09	5
AVG NET PRKNG INC/STALL	1507.72	4
RENTABLE/GROSS SQFT	.86	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.21	7
PAYROLL	.25	3
CONTRACT	.85	7
SUP/MAT/MISC	.13	5
TRASH REMOVAL	.15	7
REPR/MAINT TOTAL	1.75	7
PAYROLL	.74	6
ELEVATOR	.36	7
HVAC	.23	7
ELECTRICAL	.08	6
STRUCT/ROOF	.06	2
PLUMBING	.04	6
FIRE/LIFE SFTY	.06	5
OTHER MAINT/SUP	.36	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.11	7
ELECTRICAL	1.80	7
GAS	.21	6
FUEL OIL	.08	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	6
RDS/GNDS/SEC TOTAL	.89	7
RDS/GNDS TOTAL	.07	6
RDS/GNDS PAYRL	.09	2
RDS/GNDS CONTR	.08	3
RDS/GNDS OTHER	.01	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.63	7
SEC PAYROLL		
SEC CONTRACTS	.62	7
SEC OTHER		
ADMIN TOTAL	1.03	7
PAYROLL	.43	6
MGMT FEES	.85	4
PROF FEES	.06	6
GEN OFC EXP	12	5
OTHER ADM EXP	.05	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	8.63	6
REAL ESTATE TAX	8.03	6
BUILDING INS	.10	5
PERS PROP TAX		
OTHER TAX	.77	4
LEASING EXPENSES	1.52	5
ADV/PROMOTION	.05	3
COMMISSIONS	.03	3
PROF FEES	.35	3
TENANT ALTS	.98	5
BUY-OUTS		
OTHER LEASING	.87	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.19	7
CLEANING	.25	3
REPAIR/MAINT	.74	6
RDS/GROUNDS	.09	2
SECURITY		
ADMINISTRATIVE	.43	6
TOTAL CONTRACTS	1.82	7
CLEANING	.85	7
REPAIR/MAINT	.53	4
RDS/GROUNDS	.06	3
SECURITY	.62	7
ADMINISTRATIVE	.62	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Toronto, ON

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	2,186,510 SQ. FT.				2,053,929 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					30.46	31.31		
RETAIL AREA	2	38.87	38.04						
OTHER AREA									
TOTAL RENT	3	30.45	31.01						
NET PARKING INC	3	1.11	.90						
MISCELLANEOUS									
TOTAL INCOME	3	31.75	32.56						
EXPENSE									
CLEANING	3	1.26	1.27			1.32	1.36		
REPAIR-MAINT	3	1.49	1.36			1.56	1.44		
UTILITIES	3	2.16	1.86			2.16	1.86		
RDS/GRNDS/SEC	3	.59	.57			.63	.62		
ADMINISTRATIVE	3	.54	.69			.58	.75		
TOTAL OPER EXP	3	6.04	5.63			6.43	6.14		
FIXED EXPENSES	3	8.70	8.97			9.25	9.79		
TOTAL OPER+FIX	3	14.74	14.65			15.68	15.93		
LEASING EXP	3	2.39	.01						
TOTAL PAYROLL	3	.93	.95						
TOTAL CONTRACT	3	1.92	1.74						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	30745	2
AVG SQFT/RETAIL TENANT	2119	2
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	95.6	3
AVG % RETAIL OCCUPANCY	96.2	2
AVG $ RATE YR-END RENT	27.87	2
AVG NET PRKNG INC/STALL	1347.66	3
RENTABLE/GROSS SQFT	.77	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.26**	**3**
PAYROLL		
CONTRACT	.76	3
SUP/MAT/MISC	.11	3
TRASH REMOVAL	.13	3
REPR/MAINT TOTAL	**1.49**	**3**
PAYROLL	.53	3
ELEVATOR	.23	3
HVAC	.34	3
ELECTRICAL	.07	2
STRUCT/ROOF		
PLUMBING	.06	2
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.27	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.16**	**3**
ELECTRICAL	1.87	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	3
RDS/GNDS/SEC TOTAL	**.59**	**3**
RDS/GNDS TOTAL	.07	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.52	3
SEC PAYROLL		
SEC CONTRACTS	.50	3
SEC OTHER		
ADMIN TOTAL	**.54**	**3**
PAYROLL	.20	2
MGMT FEES	.26	2
PROF FEES	.04	3
GEN OFC EXP	.09	2
OTHER ADM EXP	.11	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**8.70**	**3**
REAL ESTATE TAX	7.77	3
BUILDING INS	.12	3
PERS PROP TAX		
OTHER TAX	.81	3
LEASING EXPENSES	**2.39**	**3**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	1.91	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.93**	**3**
CLEANING		
REPAIR/MAINT	.53	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.20	2
TOTAL CONTRACTS	**1.92**	**3**
CLEANING	.76	3
REPAIR/MAINT	1.10	2
RDS/GROUNDS	.03	2
SECURITY	.50	3
ADMINISTRATIVE	.23	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS	4,032,471 SQ. FT.				3,743,151 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	15					21.19	17.97	10.63	29.16
RETAIL AREA	7	21.42	20.13	17.99	24.79				
OTHER AREA	3	3.68	4.45						
TOTAL RENT	15	20.45	16.43	11.26	28.99				
NET PARKING INC	11	.43	.34	.10	1.02				
MISCELLANEOUS	7	.40	.37	.06	.59				
TOTAL INCOME	15	20.95	16.90	11.62	29.31				
EXPENSE									
CLEANING	17	1.14	1.03	.97	1.14	1.19	1.04	.96	1.23
REPAIR-MAINT	17	1.66	1.32	1.19	2.08	1.74	1.34	1.21	2.19
UTILITIES	17	1.84	1.90	1.59	2.05	1.89	1.90	1.59	2.05
RDS/GRNDS/SEC	14	.78	.65	.38	.90	.84	.69	.38	.97
ADMINISTRATIVE	17	1.01	1.03	.58	1.40	1.09	1.05	.59	1.46
TOTAL OPER EXP	17	6.71	5.87	5.27	7.35	7.23	6.25	5.36	8.36
FIXED EXPENSES	17	4.34	4.21	3.66	4.63	4.66	4.49	4.10	4.71
TOTAL OPER+FIX	17	11.05	10.02	9.20	11.53	11.91	10.68	9.26	12.93
LEASING EXP	9	3.65	3.08	1.41	4.00				
TOTAL PAYROLL	15	.86	.66	.37	.95				
TOTAL CONTRACT	16	1.68	1.49	1.13	2.17				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9390	16
AVG SQFT/RETAIL TENANT	2453	12
AVG SQFT/OFFICE WORKER	233	14
AVG % OFFICE OCCUPANCY	87.5	16
AVG % RETAIL OCCUPANCY	91.6	12
AVG $ RATE YR-END RENT	22.41	13
AVG NET PRKNG INC/STALL	216.64	10
RENTABLE/GROSS SQFT	.91	17

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.10**	**14**
PAYROLL	.09	4
CONTRACT	.87	13
SUP/MAT/MISC	.10	10
TRASH REMOVAL	.12	14
REPR/MAINT TOTAL	**1.66**	**17**
PAYROLL	.31	13
ELEVATOR	.23	17
HVAC	.32	17
ELECTRICAL	.15	17
STRUCT/ROOF	.16	11
PLUMBING	.10	11
FIRE/LIFE SFTY	.03	9
OTHER MAINT/SUP	.54	17

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.97**	**15**
ELECTRICAL	1.76	15
GAS	.12	11
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	15
RDS/GNDS/SEC TOTAL	**.78**	**14**
RDS/GNDS TOTAL	.28	13
RDS/GNDS PAYRL	.14	4
RDS/GNDS CONTR	.24	10
RDS/GNDS OTHER	.11	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.49	14
SEC PAYROLL	.09	3
SEC CONTRACTS	.52	10
SEC OTHER	.08	7
ADMIN TOTAL	**1.04**	**16**
PAYROLL	.40	8
MGMT FEES	.68	15
PROF FEES	.05	7
GEN OFC EXP	.10	13
OTHER ADM EXP	.12	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.34**	**17**
REAL ESTATE TAX	3.79	17
BUILDING INS	.09	17
PERS PROP TAX		
OTHER TAX	.62	10
LEASING EXPENSES	**3.65**	**9**
ADV/PROMOTION	.14	8
COMMISSIONS	.02	3
PROF FEES	.43	8
TENANT ALTS	3.05	7
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.86**	**15**
CLEANING	.00	4
REPAIR/MAINT	.31	13
RDS/GROUNDS	.14	4
SECURITY	.09	3
ADMINISTRATIVE	.40	8
TOTAL CONTRACTS	**1.68**	**16**
CLEANING	.87	13
REPAIR/MAINT	.86	5
RDS/GROUNDS	.24	10
SECURITY	.52	10
ADMINISTRATIVE	.71	15

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Toronto, ON

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,488,439 SQ. FT.				1,446,089 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					17.41	13.03	10.63	21.82
RETAIL AREA	4	20.57	19.37	10.95	24.59				
OTHER AREA	3	3.68	4.45						
TOTAL RENT	7	17.33	12.88	11.26	21.74				
NET PARKING INC	5	.46	.24	.04	.97				
MISCELLANEOUS	3	.16	.06						
TOTAL INCOME	7	17.71	12.88	12.01	22.11				
EXPENSE									
CLEANING	8	1.08	1.02	.90	1.11	1.08	1.03	.91	1.12
REPAIR-MAINT	8	1.38	1.19	1.05	1.68	1.38	1.21	1.08	1.75
UTILITIES	8	1.71	1.65	1.49	1.83	1.72	1.65	1.49	1.83
RDS/GRNDS/SEC	7	.59	.61	.39	.71	.61	.65	.41	.72
ADMINISTRATIVE	8	1.00	1.10	.58	1.40	1.03	1.16	.60	1.45
TOTAL OPER EXP	8	6.01	5.67	4.83	6.34	6.18	5.76	4.87	6.83
FIXED EXPENSES	8	3.38	4.03	2.28	4.50	3.48	4.23	2.44	4.51
TOTAL OPER + FIX	8	9.39	9.59	8.77	10.58	9.67	9.59	9.10	10.75
LEASING EXP	6	3.58	2.20	1.19	3.39				
TOTAL PAYROLL	7	.57	.52	.37	.89				
TOTAL CONTRACT	8	1.70	1.49	1.24	2.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10863	8
AVG SQFT/RETAIL TENANT	2231	5
AVG SQFT/OFFICE WORKER	223	7
AVG % OFFICE OCCUPANCY	80.4	8
AVG % RETAIL OCCUPANCY	96.1	5
AVG $ RATE YR-END RENT	20.84	7
AVG NET PRKNG INC/STALL	310.80	4
RENTABLE/GROSS SQFT	.92	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.94	7
PAYROLL		
CONTRACT	.74	7
SUP/MAT/MISC	.07	6
TRASH REMOVAL	.12	7
REPR/MAINT TOTAL	1.36	8
PAYROLL	.38	7
ELEVATOR	.17	8
HVAC	.37	8
ELECTRICAL	.17	8
STRUCT/ROOF	.08	5
PLUMBING	.05	7
FIRE/LIFE SFTY	.04	5
OTHER MAINT/SUP	.21	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.71	8
ELECTRICAL	1.46	8
GAS	.16	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	8
RDS/GNDS/SEC TOTAL	.59	7
RDS/GNDS TOTAL	.25	6
RDS/GNDS PAYRL	.16	2
RDS/GNDS CONTR	.19	6
RDS/GNDS OTHER	.03	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	7
SEC PAYROLL	.09	3
SEC CONTRACTS	.35	6
SEC OTHER	.05	3
ADMIN TOTAL	1.06	7
PAYROLL	.20	3
MGMT FEES	.79	7
PROF FEES	.03	2
GEN OFC EXP	.15	5
OTHER ADM EXP	.17	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.38	8
REAL ESTATE TAX	3.22	8
BUILDING INS	.09	8
PERS PROP TAX		
OTHER TAX	.12	5
LEASING EXPENSES	3.58	6
ADV/PROMOTION	.08	5
COMMISSIONS		
PROF FEES	.49	5
TENANT ALTS	4.14	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.57	7
CLEANING		
REPAIR/MAINT	.38	7
RDS/GROUNDS	.16	2
SECURITY	.09	3
ADMINISTRATIVE	.20	3
TOTAL CONTRACTS	1.70	8
CLEANING	.74	7
REPAIR/MAINT	.61	4
RDS/GROUNDS	.19	6
SECURITY	.35	6
ADMINISTRATIVE	.79	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Vancouver, BC

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS	2,512,079 SQ. FT.				2,204,222 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	18					24.22	21.04	16.99	26.83
RETAIL AREA	10	21.93	23.35	12.67	40.54				
OTHER AREA	5	5.33	5.98						
TOTAL RENT	18	23.39	20.72	15.09	24.55				
NET PARKING INC	16	1.60	1.22	.78	1.71				
MISCELLANEOUS	11	.14	.07	.02	.13				
TOTAL INCOME	18	25.06	22.07	16.13	26.06				
EXPENSE									
CLEANING	18	1.08	1.06	.91	1.16	1.20	1.11	1.02	1.27
REPAIR-MAINT	18	1.72	1.25	1.13	1.54	1.92	1.28	1.19	1.60
UTILITIES	18	1.55	1.37	1.14	1.68	1.59	1.45	1.23	1.71
RDS/GRNDS/SEC	18	.42	.31	.17	.59	.48	.34	.17	.60
ADMINISTRATIVE	17	1.11	1.17	.70	1.36	1.27	1.31	.74	1.43
TOTAL OPER EXP	18	5.82	5.71	4.42	6.03	6.64	5.71	5.06	6.27
FIXED EXPENSES	18	5.37	4.14	2.87	5.06	6.12	4.39	3.25	5.70
TOTAL OPER + FIX	18	11.19	9.85	7.29	11.74	12.75	10.71	8.50	12.97
LEASING EXP	15	1.75	.71	.30	2.74				
TOTAL PAYROLL	18	.85	.59	.43	.98				
TOTAL CONTRACT	18	1.42	1.37	1.10	1.86				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8272	18
AVG SQFT/RETAIL TENANT	2128	10
AVG SQFT/OFFICE WORKER	268	10
AVG % OFFICE OCCUPANCY	94.2	18
AVG % RETAIL OCCUPANCY	89.2	10
AVG $ RATE YR-END RENT	25.11	16
AVG NET PRKNG INC/STALL	1364.59	16
RENTABLE/GROSS SQFT	.94	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.08	18
PAYROLL	.04	8
CONTRACT	.90	18
SUP/MAT/MISC	.09	17
TRASH REMOVAL	.08	17
REPR/MAINT TOTAL	1.72	18
PAYROLL	.55	17
ELEVATOR	.25	17
HVAC	.25	18
ELECTRICAL	.07	18
STRUCT/ROOF	.04	14
PLUMBING	.06	17
FIRE/LIFE SFTY	.05	8
OTHER MAINT/SUP	.52	17

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.55	18
ELECTRICAL	1.24	18
GAS	.15	15
FUEL OIL	.04	3
PURCH STEAM	.32	4
PURCH CH WTR		
COAL		
WATER/SEWER	.05	18
RDS/GNDS/SEC TOTAL	.42	18
RDS/GNDS TOTAL	.08	14
RDS/GNDS PAYRL	.03	2
RDS/GNDS CONTR	.08	12
RDS/GNDS OTHER	.02	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	18
SEC PAYROLL	.28	9
SEC CONTRACTS	.27	16
SEC OTHER	.06	7
ADMIN TOTAL	1.11	17
PAYROLL	.16	16
MGMT FEES	.86	13
PROF FEES	.15	13
GEN OFC EXP	.18	17
OTHER ADM EXP	.08	14

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	5.37	18
REAL ESTATE TAX	5.25	18
BUILDING INS	.09	18
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.75	15
ADV/PROMOTION	.03	9
COMMISSIONS	.04	4
PROF FEES	.34	10
TENANT ALTS	1.40	12
BUY-OUTS		
OTHER LEASING	.36	8

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.85	18
CLEANING	.04	8
REPAIR/MAINT	.55	17
RDS/GROUNDS	.03	2
SECURITY	.29	9
ADMINISTRATIVE	.16	16
TOTAL CONTRACTS	1.42	18
CLEANING	.90	18
REPAIR/MAINT	.45	12
RDS/GROUNDS	.08	12
SECURITY	.27	16
ADMINISTRATIVE	.77	15

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Vancouver, BC

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	908,602 SQ. FT.				852,251 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	7					20.00	21.40	18.56	24.41
RETAIL AREA	4	17.12	12.67	10.17	22.01				
OTHER AREA									
TOTAL RENT	7	19.59	20.79	18.13	23.68				
NET PARKING INC	7	1.06	1.19	.77	1.31				
MISCELLANEOUS	3	.04	.02						
TOTAL INCOME	7	20.64	22.07	19.22	24.21				
EXPENSE									
CLEANING	7	1.19	1.16	.95	1.23	1.23	1.16	.99	1.27
REPAIR-MAINT	7	1.73	1.25	1.13	1.50	1.80	1.25	1.22	1.60
UTILITIES	7	1.55	1.67	1.41	1.77	1.57	1.67	1.41	1.77
RDS/GRNDS/SEC	7	.45	.59	.25	.61	.48	.60	.30	.82
ADMINISTRATIVE	6	.88	.95	.70	1.25	.95	.97	.74	1.33
TOTAL OPER EXP	7	5.67	5.71	4.91	5.97	6.05	5.71	5.20	6.27
FIXED EXPENSES	7	4.23	4.14	3.66	4.70	4.51	4.39	3.89	4.76
TOTAL OPER + FIX	7	9.91	9.85	8.73	11.33	10.56	10.71	9.15	11.51
LEASING EXP	6	1.11	.42	.33	.71				
TOTAL PAYROLL	7	.60	.43	.42	.57				
TOTAL CONTRACT	7	1.84	2.00	1.55	2.14				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10859	7
AVG SQFT/RETAIL TENANT	1639	4
AVG SQFT/OFFICE WORKER	251	6
AVG % OFFICE OCCUPANCY	96.8	7
AVG % RETAIL OCCUPANCY	89.5	4
AVG $ RATE YR-END RENT	24.12	7
AVG NET PRKNG INC/STALL	901.19	7
RENTABLE/GROSS SQFT	.98	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.19**	7
PAYROLL	.05	4
CONTRACT	.99	7
SUP/MAT/MISC	.12	6
TRASH REMOVAL	.09	6
REPR/MAINT TOTAL	**1.73**	7
PAYROLL	.51	7
ELEVATOR	.20	7
HVAC	.24	7
ELECTRICAL	.08	7
STRUCT/ROOF	.04	5
PLUMBING	.05	6
FIRE/LIFE SFTY	.06	3
OTHER MAINT/SUP	.60	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.55**	7
ELECTRICAL	1.24	7
GAS	.22	6
FUEL OIL	.06	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	7
RDS/GNDS/SEC TOTAL	**.45**	7
RDS/GNDS TOTAL	.07	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	6
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	7
SEC PAYROLL	.04	4
SEC CONTRACTS	.38	7
SEC OTHER	.01	2
ADMIN TOTAL	**.88**	6
PAYROLL	.06	5
MGMT FEES	.76	5
PROF FEES	.11	3
GEN OFC EXP	.09	6
OTHER ADM EXP	.08	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.23**	7
REAL ESTATE TAX	4.16	7
BUILDING INS	.08	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.11**	6
ADV/PROMOTION	.03	4
COMMISSIONS	.04	3
PROF FEES	.13	2
TENANT ALTS	1.18	5
BUY-OUTS		
OTHER LEASING	.03	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.60**	7
CLEANING	.05	4
REPAIR/MAINT	.51	7
RDS/GROUNDS		
SECURITY	.04	4
ADMINISTRATIVE	.06	5
TOTAL CONTRACTS	**1.84**	7
CLEANING	.99	7
REPAIR/MAINT	.58	5
RDS/GROUNDS	.06	6
SECURITY	.38	7
ADMINISTRATIVE	.82	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	897,448 SQ. FT.				872,058 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					19.05	23.87		
RETAIL AREA	2	25.95	22.95						
OTHER AREA									
TOTAL RENT	3	18.39	20.09						
NET PARKING INC	4	.21	.15	.04	.34				
MISCELLANEOUS	2	.12	.12						
TOTAL INCOME	3	18.81	20.83						
EXPENSE									
CLEANING	4	2.32	1.11	.76	2.08	2.33	1.17	.76	2.15
REPAIR-MAINT	4	1.87	1.58	1.23	2.58	1.93	1.59	1.36	2.75
UTILITIES	3	1.68	1.51			1.68	1.51		
RDS/GRNDS/SEC	3	.32	.16			.33	.20		
ADMINISTRATIVE	3	1.42	1.04			1.55	1.06		
TOTAL OPER EXP	3	6.63	6.75			6.77	6.79		
FIXED EXPENSES	3	2.75	2.70			2.80	2.72		
TOTAL OPER + FIX	2	9.17	8.17			9.24	8.25		
LEASING EXP	3	5.42	1.48						
TOTAL PAYROLL	3	2.42	2.57						
TOTAL CONTRACT	4	.69	.86	.62	1.09				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	26139	4
AVG SQFT/RETAIL TENANT	1814	4
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	95.9	4
AVG % RETAIL OCCUPANCY	99.7	4
AVG $ RATE YR-END RENT	18.72	4
AVG NET PRKNG INC/STALL	172.19	3
RENTABLE/GROSS SQFT	.93	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**2.32**	4
PAYROLL	2.09	2
CONTRACT	.38	4
SUP/MAT/MISC	.20	3
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	**1.87**	4
PAYROLL	.27	3
ELEVATOR	.15	3
HVAC	.19	3
ELECTRICAL	.19	4
STRUCT/ROOF	.23	3
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.87	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.68**	3
ELECTRICAL	1.62	3
GAS	.08	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC TOTAL	**.32**	3
RDS/GNDS TOTAL	.04	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.28	3
SEC PAYROLL		
SEC CONTRACTS	.28	3
SEC OTHER		
ADMIN TOTAL	**1.42**	3
PAYROLL	1.32	2
MGMT FEES	.36	3
PROF FEES	.01	2
GEN OFC EXP	.05	3
OTHER ADM EXP	.18	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.75**	3
REAL ESTATE TAX	2.70	3
BUILDING INS	.05	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**5.42**	3
ADV/PROMOTION	.05	2
COMMISSIONS		
PROF FEES	.86	2
TENANT ALTS	6.67	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.42**	3
CLEANING	2.09	2
REPAIR/MAINT	.27	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	1.32	2
TOTAL CONTRACTS	**.69**	4
CLEANING	.38	4
REPAIR/MAINT	.16	2
RDS/GROUNDS	.04	2
SECURITY	.28	3
ADMINISTRATIVE	.37	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Vancouver, BC

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	243,025 SQ. FT.				221,405 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					19.05	23.87		
RETAIL AREA	2	25.95	22.95						
OTHER AREA									
TOTAL RENT	3	18.39	20.09						
NET PARKING INC	3	.17	.07						
MISCELLANEOUS	2	.12	.12						
TOTAL INCOME	3	18.61	20.83						
EXPENSE									
CLEANING	3	.92	.89			.95	.89		
REPAIR-MAINT	3	2.04	1.34			2.24	1.37		
UTILITIES	2	1.44	1.44			1.44	1.44		
RDS/GRNDS/SEC	2	.11	.11			.12	.13		
ADMINISTRATIVE	3	1.42	1.04			1.55	1.06		
TOTAL OPER EXP	2	6.10	6.18			6.69	6.98		
FIXED EXPENSES	2	2.96	2.90			3.14	3.10		
TOTAL OPER+FIX									
LEASING EXP	3	5.42	1.48						
TOTAL PAYROLL	2	1.76	1.83						
TOTAL CONTRACT	3	.92	1.09						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5993	3
AVG SQFT/RETAIL TENANT	1795	3
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	83.9	3
AVG % RETAIL OCCUPANCY	90.6	3
AVG $ RATE YR-END RENT	14.96	3
AVG NET PRKNG INC/STALL	245.30	2
RENTABLE/GROSS SQFT	.99	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.92	3
PAYROLL		
CONTRACT	.74	3
SUP/MAT/MISC	.19	2
TRASH REMOVAL	.10	2
REPR/MAINT TOTAL	2.04	3
PAYROLL	.42	2
ELEVATOR	.12	2
HVAC	.13	2
ELECTRICAL	.07	3
STRUCT/ROOF	.03	2
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	1.53	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.44	2
ELECTRICAL	1.32	2
GAS	.08	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	2
RDS/GNDS/SEC TOTAL	.11	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.09	2
SEC PAYROLL		
SEC CONTRACTS	.09	2
SEC OTHER		
ADMIN TOTAL	1.42	3
PAYROLL	1.32	2
MGMT FEES	.36	3
PROF FEES	.01	2
GEN OFC EXP	.05	3
OTHER ADM EXP	.18	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.96	2
REAL ESTATE TAX	2.94	2
BUILDING INS	.04	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	5.42	3
ADV/PROMOTION	.05	2
COMMISSIONS		
PROF FEES	.86	2
TENANT ALTS	6.67	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.76	2
CLEANING		
REPAIR/MAINT	.42	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	1.32	2
TOTAL CONTRACTS	.92	3
CLEANING	.74	3
REPAIR/MAINT	.16	2
RDS/GROUNDS		
SECURITY	.09	2
ADMINISTRATIVE	.37	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Victoria, BC

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	583,343 SQ. FT.				564,467 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					15.18	14.45	10.15	17.99
RETAIL AREA	3	12.83	11.49						
OTHER AREA									
TOTAL RENT	4	15.13	14.45	10.10	17.86				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	15.47	14.62	10.10	18.30				
EXPENSE									
CLEANING	4	.85	.76	.64	1.06	.87	.76	.64	1.14
REPAIR-MAINT	4	1.26	1.10	.97	1.34	1.31	1.17	1.00	1.39
UTILITIES	4	1.35	1.40	1.24	1.48	1.37	1.42	1.24	1.55
RDS/GRNDS/SEC	4	.09	.10	.07	.13	.09	.10	.07	.14
ADMINISTRATIVE	4	.71	.56	.55	.90	.74	.57	.56	.96
TOTAL OPER EXP	4	4.26	3.97	3.64	4.75	4.41	4.04	3.77	5.01
FIXED EXPENSES	4	1.57	1.04	.57	2.39	1.62	1.05	.59	2.56
TOTAL OPER+FIX	4	5.83	5.00	4.22	7.14	6.03	5.09	4.36	7.57
LEASING EXP	4	.53	.26	.21	.84				
TOTAL PAYROLL	4	.74	.74	.67	.81				
TOTAL CONTRACT	4	1.46	1.40	1.14	1.58				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12082	4
AVG SQFT/RETAIL TENANT	2271	3
AVG SQFT/OFFICE WORKER	200	4
AVG % OFFICE OCCUPANCY	96.3	4
AVG % RETAIL OCCUPANCY	84.2	3
AVG $ RATE YR-END RENT	15.37	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.85	4
PAYROLL	.09	4
CONTRACT	.71	4
SUP/MAT/MISC	.03	4
TRASH REMOVAL	.04	2
REPR/MAINT TOTAL	1.26	4
PAYROLL	.44	4
ELEVATOR	.10	4
HVAC	.24	4
ELECTRICAL	.10	4
STRUCT/ROOF	.15	4
PLUMBING	.06	4
FIRE/LIFE SFTY	.06	3
OTHER MAINT/SUP	.15	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.35	4
ELECTRICAL	.91	4
GAS	.02	2
FUEL OIL	.26	2
PURCH STEAM	.64	2
PURCH CH WTR		
COAL		
WATER/SEWER	.02	4
RDS/GNDS/SEC TOTAL	.09	4
RDS/GNDS TOTAL	.04	4
RDS/GNDS PAYRL	.01	2
RDS/GNDS CONTR	.04	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.05	4
SEC PAYROLL	.01	3
SEC CONTRACTS	.04	4
SEC OTHER		
ADMIN TOTAL	.71	4
PAYROLL	.19	4
MGMT FEES		
PROF FEES		
GEN OFC EXP	.21	4
OTHER ADM EXP	.15	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.57	4
REAL ESTATE TAX	1.53	4
BUILDING INS	.03	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.53	4
ADV/PROMOTION		
COMMISSIONS	.07	3
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	.22	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.74	4
CLEANING	.09	4
REPAIR/MAINT	.44	4
RDS/GROUNDS	.01	2
SECURITY	.01	3
ADMINISTRATIVE	.19	4
TOTAL CONTRACTS	1.46	4
CLEANING	.71	4
REPAIR/MAINT	.67	4
RDS/GROUNDS	.04	4
SECURITY	.04	4
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Victoria, BC

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	505,994 SQ. FT.				489,348 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					16.22	17.01		
RETAIL AREA	2	13.83	13.13						
OTHER AREA									
TOTAL RENT	3	16.17	17.01						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	16.57	17.77						
EXPENSE									
CLEANING	3	.89	.82			.91	.82		
REPAIR-MAINT	3	1.33	1.10			1.37	1.21		
UTILITIES	3	1.32	1.34			1.35	1.34		
RDS/GRNDS/SEC	3	.09	.10			.09	.11		
ADMINISTRATIVE	3	.74	.58			.77	.58		
TOTAL OPER EXP	3	4.37	4.21			4.52	4.21		
FIXED EXPENSES	3	1.74	1.36			1.80	1.36		
TOTAL OPER+FIX	3	6.11	5.57			6.32	5.57		
LEASING EXP	3	.57	.36						
TOTAL PAYROLL	3	.75	.79						
TOTAL CONTRACT	3	1.53	1.50						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10897	3
AVG SQFT/RETAIL TENANT	2278	2
AVG SQFT/OFFICE WORKER	272	3
AVG % OFFICE OCCUPANCY	95.7	3
AVG % RETAIL OCCUPANCY	82.1	2
AVG $ RATE YR-END RENT	16.21	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.89**	**3**
PAYROLL	.10	3
CONTRACT	.74	3
SUP/MAT/MISC	.04	3
TRASH REMOVAL	.04	2
REPR/MAINT TOTAL	**1.33**	**3**
PAYROLL	.44	3
ELEVATOR	.11	3
HVAC	.27	3
ELECTRICAL	.10	3
STRUCT/ROOF	.16	3
PLUMBING	.05	3
FIRE/LIFE SFTY	.05	2
OTHER MAINT/SUP	.16	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.32**	**3**
ELECTRICAL	.98	3
GAS		
FUEL OIL	.28	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.02	3
RDS/GNDS/SEC TOTAL	**.09**	**3**
RDS/GNDS TOTAL	.04	3
RDS/GNDS PAYRL	.01	2
RDS/GNDS CONTR	.03	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.05	3
SEC PAYROLL	.01	3
SEC CONTRACTS	.04	3
SEC OTHER		
ADMIN TOTAL	**.74**	**3**
PAYROLL	.20	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.21	3
OTHER ADM EXP	.15	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.74**	**3**
REAL ESTATE TAX	1.70	3
BUILDING INS	.04	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.57**	**3**
ADV/PROMOTION		
COMMISSIONS	.07	2
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	.24	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.75**	**3**
CLEANING	.10	3
REPAIR/MAINT	.44	3
RDS/GROUNDS	.01	2
SECURITY	.01	3
ADMINISTRATIVE	.20	3
TOTAL CONTRACTS	**1.53**	**3**
CLEANING	.74	3
REPAIR/MAINT	.72	3
RDS/GROUNDS	.03	3
SECURITY	.04	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Winnipeg, MB

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,455,864 SQ. FT.				1,341,851 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					18.49	19.47	14.50	20.60
RETAIL AREA	2	35.73	26.42						
OTHER AREA									
TOTAL RENT	6	19.22	17.80	14.91	19.51				
NET PARKING INC	6	.69	.70	.51	1.00				
MISCELLANEOUS	5	.14	.16	.04	.64				
TOTAL INCOME	6	19.55	18.18	15.83	20.31				
EXPENSE									
CLEANING	9	1.17	1.03	.85	1.35	1.19	1.04	.96	1.40
REPAIR-MAINT	9	1.57	.94	.68	1.32	1.67	.94	.81	1.56
UTILITIES	9	1.46	1.32	1.25	1.71	1.54	1.48	1.25	1.71
RDS/GRNDS/SEC	9	.67	.55	.27	.69	.73	.63	.28	.82
ADMINISTRATIVE	9	.76	.96	.60	1.40	.83	1.11	.60	1.67
TOTAL OPER EXP	9	5.63	5.11	4.29	5.60	6.11	5.91	4.75	6.54
FIXED EXPENSES	9	4.02	3.66	3.44	4.20	4.36	4.21	3.80	4.46
TOTAL OPER+FIX	9	9.65	8.32	8.05	9.17	10.47	10.46	8.82	10.69
LEASING EXP	4	1.17	1.03	.67	1.36				
TOTAL PAYROLL	8	1.61	.84	.28	1.07				
TOTAL CONTRACT	9	1.07	1.02	.85	1.15				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12072	7
AVG SQFT/RETAIL TENANT	1390	3
AVG SQFT/OFFICE WORKER	216	5
AVG % OFFICE OCCUPANCY	90.5	8
AVG % RETAIL OCCUPANCY	96.1	4
AVG $ RATE YR-END RENT	20.64	3
AVG NET PRKNG INC/STALL	422.70	5
RENTABLE/GROSS SQFT	.85	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.17**	**9**
PAYROLL	.58	4
CONTRACT	.77	9
SUP/MAT/MISC	.12	9
TRASH REMOVAL	.06	9
REPR/MAINT TOTAL	**1.57**	**9**
PAYROLL	.87	6
ELEVATOR	.22	9
HVAC	.26	9
ELECTRICAL	.06	9
STRUCT/ROOF	.12	5
PLUMBING	.03	9
FIRE/LIFE SFTY	.02	8
OTHER MAINT/SUP	.30	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.46**	**9**
ELECTRICAL	1.14	9
GAS	.22	9
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	9
RDS/GNDS/SEC TOTAL	**.67**	**9**
RDS/GNDS TOTAL	.30	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	5
RDS/GNDS OTHER	.06	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.49	9
SEC PAYROLL	.27	4
SEC CONTRACTS	.42	8
SEC OTHER	.09	3
ADMIN TOTAL	**.76**	**9**
PAYROLL	.33	6
MGMT FEES	.82	3
PROF FEES	.06	5
GEN OFC EXP	.34	7
OTHER ADM EXP	.17	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.41**	**9**
REAL ESTATE TAX	4.08	9
BUILDING INS	.09	9
PERS PROP TAX		
OTHER TAX	.48	2
LEASING EXPENSES	**1.17**	**4**
ADV/PROMOTION	.04	4
COMMISSIONS		
PROF FEES	.03	2
TENANT ALTS	.50	4
BUY-OUTS		
OTHER LEASING	.69	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.61**	**8**
CLEANING	.58	4
REPAIR/MAINT	.87	6
RDS/GROUNDS		
SECURITY	.27	4
ADMINISTRATIVE	.33	6
TOTAL CONTRACTS	**1.07**	**9**
CLEANING	.77	9
REPAIR/MAINT		
RDS/GROUNDS	.05	5
SECURITY	.42	8
ADMINISTRATIVE	.21	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Winnipeg, MB

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	215,061 SQ. FT.				192,915 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					15.50	15.10		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	15.18	14.91						
NET PARKING INC									
MISCELLANEOUS	2	.51	.54						
TOTAL INCOME	3	15.86	15.83						
EXPENSE									
CLEANING	3	1.16	1.24			1.26	1.34		
REPAIR-MAINT	3	.62	.65			.69	.75		
UTILITIES	3	1.29	1.25			1.36	1.25		
RDS/GRNDS/SEC	3	.62	.55			.69	.67		
ADMINISTRATIVE	3	.95	1.15			1.05	1.33		
TOTAL OPER EXP	3	4.64	4.31			5.18	5.18		
FIXED EXPENSES	3	3.76	3.47			4.19	4.13		
TOTAL OPER+FIX	3	8.40	7.79			9.36	9.31		
LEASING EXP	2	1.06	1.03						
TOTAL PAYROLL	2	.62	.55						
TOTAL CONTRACT	3	1.17	1.15						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	75.2	2
AVG % RETAIL OCCUPANCY	89.3	2
AVG $ RATE YR-END RENT	19.75	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.16	3
PAYROLL		
CONTRACT	.62	3
SUP/MAT/MISC	.30	3
TRASH REMOVAL	.12	3
REPR/MAINT TOTAL	.62	3
PAYROLL		
ELEVATOR	.10	3
HVAC	.23	3
ELECTRICAL	.06	3
STRUCT/ROOF		
PLUMBING	.04	3
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.13	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.29	3
ELECTRICAL	.96	3
GAS	.24	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	3
RDS/GNDS/SEC TOTAL	.62	3
RDS/GNDS TOTAL	.05	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.04	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.57	3
SEC PAYROLL		
SEC CONTRACTS	.53	3
SEC OTHER		
ADMIN TOTAL	.95	3
PAYROLL		
MGMT FEES	.78	2
PROF FEES	.07	2
GEN OFC EXP	.06	2
OTHER ADM EXP	.15	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.76	3
REAL ESTATE TAX	3.72	3
BUILDING INS	.04	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.06	2
ADV/PROMOTION	.05	2
COMMISSIONS		
PROF FEES		
TENANT ALTS	.76	2
BUY-OUTS		
OTHER LEASING	.24	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.62	2
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.17	3
CLEANING	.62	3
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.53	3
ADMINISTRATIVE	.57	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Canada Government Sector: Special Studies

All Buildings—1991

2-Year Comparison of Identical Buildings

5-Year Comparison of Identical Buildings

All-Electric Buildings

All Buildings–1991

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	331 BLDS		32,310,856 SQ. FT.			27,490,567 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	265					19.25	14.75	11.76	17.79
RETAIL AREA	31	21.66	21.25	12.23	29.24				
OTHER AREA -	212	11.70	9.14	4.90	13.27				
TOTAL RENT	265	18.03	14.09	10.50	16.74				
NET PARKING INC	4	.65	.64	.26	.94				
MISCELLANEOUS									
TOTAL INCOME	265	18.03	14.09	10.50	16.75				
EXPENSE									
CLEANING	303	1.10	1.01	.75	1.51	1.11	1.01	.76	1.53
REPAIR-MAINT	297	2.32	2.26	1.54	3.02	2.34	2.26	1.55	3.04
UTILITIES	317	2.06	1.77	1.29	2.23	2.09	1.79	1.29	2.24
RDS/GRNDS/SEC	287	.30	.18	.05	.43	.35	.22	.06	.50
ADMINISTRATIVE	296	.70	.60	.44	.82	.82	.75	.52	1.02
TOTAL OPER EXP	274	6.27	6.07	4.96	7.27	7.35	7.48	5.77	9.06
FIXED EXPENSES	282	2.34	1.81	1.19	2.53	2.79	2.27	1.39	3.44
TOTAL OPER+FIX	241	8.49	8.13	6.62	9.48	10.09	9.81	7.81	12.39
LEASING EXP	153	.37	.21	.02	.41				
TOTAL PAYROLL	80	1.99	.99	.61	1.66				
TOTAL CONTRACT	324	1.27	1.32	.84	2.15				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	24560	74
AVG SQFT/RETAIL TENANT	6018	16
AVG SQFT/OFFICE WORKER	221	64
AVG % OFFICE OCCUPANCY	98.8	78
AVG % RETAIL OCCUPANCY	100.0	16
AVG $ RATE YR-END RENT	16.23	26
AVG NET PRKNG INC/STALL	568.58	4
RENTABLE/GROSS SQFT	.37	295

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.11**	**299**
PAYROLL	.50	69
CONTRACT	.97	291
SUP/MAT/MISC	.04	55
TRASH REMOVAL	.03	30
REPR/MAINT TOTAL	**2.29**	**292**
PAYROLL	1.00	77
ELEVATOR	.22	218
HVAC	.56	287
ELECTRICAL	.14	272
STRUCT/ROOF	.11	267
PLUMBING	.07	214
FIRE/LIFE SFTY	.23	274
OTHER MAINT/SUP	.69	292

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.09**	**313**
ELECTRICAL	1.44	313
GAS	.22	140
FUEL OIL	.14	112
PURCH STEAM	.58	62
PURCH CH WTR	.52	32
COAL		
WATER/SEWER	.16	245
RDS/GNDS/SEC TOTAL	**.29**	**283**
RDS/GNDS TOTAL	.10	276
RDS/GNDS PAYRL	.02	52
RDS/GNDS CONTR	.09	274
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.54	62
SEC PAYROLL	.46	30
SEC CONTRACTS	.33	36
SEC OTHER	.27	30
ADMIN TOTAL	**.72**	**293**
PAYROLL	.26	50
MGMT FEES	.80	236
PROF FEES	.04	4
GEN OFC EXP	.10	47
OTHER ADM EXP	.04	34

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.34**	**282**
REAL ESTATE TAX	2.33	279
BUILDING INS	.04	30
PERS PROP TAX	3.06	2
OTHER TAX	.20	3
LEASING EXPENSES	**.37**	**153**
ADV/PROMOTION		
COMMISSIONS	.02	81
PROF FEES		
TENANT ALTS	.39	117
BUY-OUTS		
OTHER LEASING	.26	27

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.99**	**80**
CLEANING	.50	69
REPAIR/MAINT	1.00	77
RDS/GROUNDS	.02	52
SECURITY	.46	30
ADMINISTRATIVE	.26	50
TOTAL CONTRACTS	**1.27**	**324**
CLEANING	.97	291
REPAIR/MAINT	.67	74
RDS/GROUNDS	.09	274
SECURITY	.33	36
ADMINISTRATIVE	.77	242

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Comparison of Identical Buildings (2 Year)

1990

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	321 BLDS	32,923,536 SQ. FT.				27,705,810 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	260					18.08	13.72	11.05	16.54
RETAIL AREA	30	20.62	19.77	12.00	30.21				
OTHER AREA	215	10.89	8.62	4.55	12.44				
TOTAL RENT	261	16.89	13.11	9.86	15.57				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	261	16.89	13.11	9.86	15.57				
EXPENSE									
CLEANING	296	.95	.95	.69	1.49	.96	.95	.69	1.50
REPAIR-MAINT	289	2.13	2.02	1.38	2.78	2.15	2.02	1.39	2.82
UTILITIES	312	1.94	1.53	1.13	1.94	1.95	1.54	1.13	1.95
RDS/GRNDS/SEC	202	.45	.27	.12	.51	.52	.36	.15	.64
ADMINISTRATIVE	287	.54	.52	.41	.64	.64	.66	.49	.96
TOTAL OPER EXP	272	5.82	5.43	4.57	6.57	6.67	6.55	5.39	8.59
FIXED EXPENSES	245	2.69	1.62	1.02	2.31	3.22	2.10	1.26	3.16
TOTAL OPER + FIX	206	8.41	7.40	6.21	8.84	10.04	9.45	7.26	11.76
LEASING EXP	150	.20	.16	.02	.25				
TOTAL PAYROLL	83	1.60	.94	.58	1.27				
TOTAL CONTRACT	318	1.07	1.11	.76	1.93				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21786	65
AVG SQFT/RETAIL TENANT	5414	13
AVG SQFT/OFFICE WORKER	222	68
AVG % OFFICE OCCUPANCY	98.5	69
AVG % RETAIL OCCUPANCY	98.3	13
AVG $ RATE YR-END RENT	21.56	28
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.35	281

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.95	296
PAYROLL	.32	73
CONTRACT	.87	280
SUP/MAT/MISC	.03	49
TRASH REMOVAL	.03	38
REPR/MAINT TOTAL	2.10	288
PAYROLL	.77	79
ELEVATOR	.19	238
HVAC	.44	284
ELECTRICAL	.12	275
STRUCT/ROOF	.12	268
PLUMBING	.06	201
FIRE/LIFE SFTY	.17	270
OTHER MAINT/SUP	.80	288

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.94	312
ELECTRICAL	1.21	307
GAS	.22	148
FUEL OIL	.14	92
PURCH STEAM	.69	63
PURCH CH WTR	.52	24
COAL		
WATER/SEWER	.14	232
RDS/GNDS/SEC TOTAL	.45	202
RDS/GNDS TOTAL	.15	195
RDS/GNUS PAYRL	.05	57
RDS/GNDS CONTR	.11	192
RDS/GNDS OTHER	.05	20

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.49	72
SEC PAYROLL	.37	36
SEC CONTRACTS	.34	43
SEC OTHER	.32	30
ADMIN TOTAL	.54	287
PAYROLL	.23	55
MGMT FEES	.60	234
PROF FEES	.02	2
GEN OFC EXP	.05	45
OTHER ADM EXP	.03	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.70	244
REAL ESTATE TAX	2.69	243
BUILDING INS	.05	29
PERS PROP TAX		
OTHER TAX	.17	2
LEASING EXPENSES	.20	150
ADV/PROMOTION		
COMMISSIONS	.04	87
PROF FEES		
TENANT ALTS	.19	102
BUY-OUTS		
OTHER LEASING	.11	26

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.60	83
CLEANING	.32	73
REPAIR/MAINT	.77	79
RDS/GROUNDS	.05	57
SECURITY	.37	36
ADMINISTRATIVE	.23	55
TOTAL CONTRACTS	1.07	318
CLEANING	.87	288
REPAIR/MAINT	.60	46
RDS/GROUNDS	.11	192
SECURITY	.34	43
ADMINISTRATIVE	.57	236

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

1991

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	325 BLDS	31,311,794 SQ. FT.				26,502,505 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	262					19.31	14.74	11.74	17.60
RETAIL AREA	30	21.90	21.29	12.78	32.51				
OTHER AREA	210	11.75	9.18	4.90	13.27				
TOTAL RENT	262	18.07	14.08	10.49	16.75				
NET PARKING INC	3	.68	.63						
MISCELLANEOUS									
TOTAL INCOME	262	18.08	14.08	10.49	16.76				
EXPENSE									
CLEANING	297	1.09	1.01	.75	1.51	1.10	1.01	.76	1.53
REPAIR-MAINT	291	2.33	2.26	1.53	3.01	2.35	2.26	1.54	3.02
UTILITIES	311	2.09	1.79	1.31	2.23	2.11	1.80	1.31	2.25
RDS/GRNDS/SEC	283	.30	.19	.05	.43	.36	.22	.06	.50
ADMINISTRATIVE	292	.69	.60	.44	.82	.81	.76	.54	1.02
TOTAL OPER EXP	266	6.25	6.07	4.92	7.26	7.37	7.49	5.75	9.03
FIXED EXPENSES	277	2.34	1.82	1.19	2.53	2.80	2.29	1.39	3.46
TOTAL OPER + FIX	236	8.46	8.15	6.62	9.48	10.13	9.91	7.86	12.39
LEASING EXP	151	.37	.21	.02	.41				
TOTAL PAYROLL	78	1.99	.97	.50	1.57				
TOTAL CONTRACT	319	1.24	1.32	.84	2.14				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	22988	73
AVG SQFT/RETAIL TENANT	6159	15
AVG SQFT/OFFICE WORKER	222	64
AVG % OFFICE OCCUPANCY	97.7	78
AVG % RETAIL OCCUPANCY	100.0	15
AVG $ RATE YR-END RENT	15.85	25
AVG NET PRKNG INC/STALL	771.77	3
RENTABLE/GROSS SQFT	.36	292

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.10	294
PAYROLL	.47	66
CONTRACT	.97	286
SUP/MAT/MISC	.03	43
TRASH REMOVAL	.03	28
REPR/MAINT TOTAL	2.29	287
PAYROLL	1.03	76
ELEVATOR	.22	214
HVAC	.56	283
ELECTRICAL	.13	268
STRUCT/ROOF	.11	262
PLUMBING	.07	211
FIRE/LIFE SFTY	.23	270
OTHER MAINT/SUP	.69	287

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.10	308
ELECTRICAL	1.44	308
GAS	.21	139
FUEL OIL	.14	108
PURCH STEAM	.58	62
PURCH CH WTR	.52	32
COAL		
WATER/SEWER	.16	244
RDS/GNDS/SEC TOTAL	.30	280
RDS/GNDS TOTAL	.10	273
RDS/GNDS PAYRL	.02	50
RDS/GNDS CONTR	.09	270
RDS/GNDS OTHER	.01	24

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.55	62
SEC PAYROLL	.49	29
SEC CONTRACTS	.35	36
SEC OTHER	.27	30
ADMIN TOTAL	.70	288
PAYROLL	.24	48
MGMT FEES	.81	234
PROF FEES	.04	4
GEN OFC EXP	.05	46
OTHER ADM EXP	.03	32

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.34	277
REAL ESTATE TAX	2.34	275
BUILDING INS	.04	28
PERS PROP TAX		
OTHER TAX	.26	2
LEASING EXPENSES	.37	151
ADV/PROMOTION		
COMMISSIONS	.02	80
PROF FEES		
TENANT ALTS	.39	116
BUY-OUTS		
OTHER LEASING	.27	26

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.99	78
CLEANING	.47	66
REPAIR/MAINT	1.03	76
RDS/GROUNDS	.02	50
SECURITY	.49	29
ADMINISTRATIVE	.24	48
TOTAL CONTRACTS	1.24	319
CLEANING	.97	286
REPAIR/MAINT	.62	74
RDS/GROUNDS	.09	270
SECURITY	.35	36
ADMINISTRATIVE	.78	238

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Comparison of Identical Buildings (5 Year)

1987

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	65 BLDS	10,862,673 SQ. FT.				9,762,357 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					12.59	12.90	10.20	13.01
RETAIL AREA									
OTHER AREA	3	3.15	3.89						
TOTAL RENT	6	11.26	11.51	8.59	13.06				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	6	11.26	11.51	8.59	13.06				
EXPENSE									
CLEANING	64	1.00	.86	.70	1.10	1.03	.86	.70	1.12
REPAIR-MAINT	64	1.39	1.45	.95	1.92	1.42	1.47	.95	1.92
UTILITIES	64	1.59	1.30	1.12	1.75	1.63	1.31	1.12	1.75
RDS/GRNDS/SEC	60	.22	.13	.05	.37	.24	.15	.06	.39
ADMINISTRATIVE	65	.29	.18	.12	.46	.32	.19	.13	.50
TOTAL OPER EXP	64	4.49	4.19	3.50	5.66	4.90	4.63	3.82	6.04
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	49	1.07	.84	.42	1.23				
TOTAL CONTRACT	65	1.85	2.06	1.30	2.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	36123	60
AVG SQFT/RETAIL TENANT	2365	15
AVG SQFT/OFFICE WORKER	268	35
AVG % OFFICE OCCUPANCY	98.3	53
AVG % RETAIL OCCUPANCY	95.2	20
AVG $ RATE YR-END RENT	10.66	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.78	62

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.00	64
PAYROLL	.25	34
CONTRACT	.83	63
SUP/MAT/MISC	.03	13
TRASH REMOVAL	.02	21
REPR/MAINT TOTAL	1.39	64
PAYROLL	.60	38
ELEVATOR	.17	61
HVAC	.26	64
ELECTRICAL	.09	64
STRUCT/ROOF	.15	61
PLUMBING	.02	58
FIRE/LIFE SFTY	.06	64
OTHER MAINT/SUP	.39	48

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.59	64
ELECTRICAL	1.17	64
GAS	.28	26
FUEL OIL	.14	18
PURCH STEAM	.83	13
PURCH CH WTR		
COAL		
WATER/SEWER	.10	43
RDS/GNDS/SEC TOTAL	.22	60
RDS/GNDS TOTAL	.09	58
RDS/GNDS PAYRL	.06	20
RDS/GNDS CONTR	.04	58
RDS/GNDS OTHER	.05	10

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	31
SEC PAYROLL	.13	20
SEC CONTRACTS	.12	17
SEC OTHER		
ADMIN TOTAL	.29	65
PAYROLL	.27	46
MGMT FEES		
PROF FEES		
GEN OFC EXP	.19	3
OTHER ADM EXP	.15	34

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.07	49
CLEANING	.25	34
REPAIR/MAINT	.60	38
RDS/GROUNDS	.06	20
SECURITY	.13	29
ADMINISTRATIVE	.27	46
TOTAL CONTRACTS	1.85	65
CLEANING	.83	63
REPAIR/MAINT	.93	65
RDS/GROUNDS	.04	58
SECURITY	.12	17
ADMINISTRATIVE	.13	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

1988

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	65 BLDS	10,746,044 SQ. FT.				9,508,202 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					15.65	12.53	10.49	15.93
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13	14.39	11.75	9.66	14.32				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	13	14.39	11.75	9.66	14.32				
EXPENSE									
CLEANING	64	.98	.89	.70	1.11	.98	.88	.71	1.11
REPAIR-MAINT	64	1.21	1.37	.99	1.69	1.22	1.37	1.01	1.69
UTILITIES	65	1.50	1.36	1.10	1.70	1.51	1.36	1.10	1.70
RDS/GRNDS/SEC	63	.26	.18	.07	.39	.29	.19	.07	.41
ADMINISTRATIVE	49	.30	.24	.14	.49	.33	.25	.16	.52
TOTAL OPER EXP	62	4.08	4.10	3.57	4.76	4.62	4.65	4.04	5.34
FIXED EXPENSES	31	4.09	2.26	1.44	3.46	4.70	2.62	1.65	4.44
TOTAL OPER + FIX	30	7.57	6.32	5.44	8.46	8.66	7.56	5.74	9.73
LEASING EXP									
TOTAL PAYROLL	54	1.04	.77	.34	1.38				
TOTAL CONTRACT	65	.89	.90	.64	1.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	27202	52
AVG SQFT/RETAIL TENANT	2170	12
AVG SQFT/OFFICE WORKER	228	42
AVG % OFFICE OCCUPANCY	98.4	63
AVG % RETAIL OCCUPANCY	100.0	13
AVG $ RATE YR-END RENT	12.31	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.77	62

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.98	64
PAYROLL	.24	47
CONTRACT	.76	63
SUP/MAT/MISC	.02	31
TRASH REMOVAL	.02	33
REPR/MAINT TOTAL	1.21	64
PAYROLL	.60	53
ELEVATOR	.13	60
HVAC	.22	64
ELECTRICAL	.06	63
STRUCT/ROOF	.09	62
PLUMBING	.03	62
FIRE/LIFE SFTY	.03	61
OTHER MAINT/SUP	.10	60

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.50	65
ELECTRICAL	1.17	65
GAS	.25	27
FUEL OIL	.13	18
PURCH STEAM	.70	11
PURCH CH WTR		
COAL		
WATER/SEWER	.08	45
RDS/GNDS/SEC TOTAL	.26	63
RDS/GNDS TOTAL	.10	56
RDS/GNDS PAYRL	.04	40
RDS/GNDS CONTR	.06	55
RDS/GNDS OTHER	.03	23

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	42
SEC PAYROLL	.09	20
SEC CONTRACTS	.17	26
SEC OTHER	.02	4
ADMIN TOTAL	.30	49
PAYROLL	.18	28
MGMT FEES	.53	9
PROF FEES		
GEN OFC EXP	.02	17
OTHER ADM EXP	.05	20

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.09	31
REAL ESTATE TAX	4.09	31
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.04	54
CLEANING	.24	47
REPAIR/MAINT	.60	53
RDS/GROUNDS	.04	40
SECURITY	.09	29
ADMINISTRATIVE	.18	28
TOTAL CONTRACTS	.89	65
CLEANING	.76	63
REPAIR/MAINT	.56	64
RDS/GROUNDS	.06	55
SECURITY	.17	26
ADMINISTRATIVE	.53	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Comparison of Identical Buildings (5 Year)

1989

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	65 BLDS	10,707,825 SQ. FT.				9,502,833 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	19					16.30	13.54	12.32	16.22
RETAIL AREA									
OTHER AREA	12	14.37	11.10	4.17	14.95				
TOTAL RENT	22	15.99	13.51	11.90	15.49				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	22	15.99	13.51	11.90	15.49				
EXPENSE									
CLEANING	64	1.04	.92	.73	1.20	1.02	.92	.73	1.23
REPAIR-MAINT	64	1.35	1.30	1.00	1.68	1.33	1.28	1.00	1.65
UTILITIES	64	1.58	1.44	1.23	1.75	1.55	1.44	1.23	1.77
RDS/GRNDS/SEC	63	.36	.26	.10	.44	.41	.30	.11	.55
ADMINISTRATIVE	48	.38	.31	.21	.68	.42	.35	.22	.76
TOTAL OPER EXP	56	4.65	4.65	3.87	5.67	5.24	5.23	4.24	6.54
FIXED EXPENSES	39	3.92	2.28	1.65	3.41	4.48	2.43	1.80	4.00
TOTAL OPER+FIX	32	8.05	6.66	5.96	9.28	9.21	7.66	6.47	10.37
LEASING EXP	7	.09	.05	.01	.09				
TOTAL PAYROLL	45	1.05	.61	.33	1.17				
TOTAL CONTRACT	56	.92	.85	.69	1.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	26066	47
AVG SQFT/RETAIL TENANT	2160	11
AVG SQFT/OFFICE WORKER	233	37
AVG % OFFICE OCCUPANCY	99.3	55
AVG % RETAIL OCCUPANCY	100.0	11
AVG $ RATE YR-END RENT	16.87	18
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.88	54

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.03**	**55**
PAYROLL	.24	41
CONTRACT	.81	55
SUP/MAT/MISC	.02	34
TRASH REMOVAL	.02	28
REPR/MAINT TOTAL	**1.39**	**55**
PAYROLL	.59	40
ELEVATOR	.16	53
HVAC	.28	55
ELECTRICAL	.08	53
STRUCT/ROOF	.22	49
PLUMBING	.02	34
FIRE/LIFE SFTY	.05	52
OTHER MAINT/SUP	.11	47

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.61**	**56**
ELECTRICAL	1.28	56
GAS	.41	18
FUEL OIL	.09	15
PURCH STEAM	.71	10
PURCH CH WTR		
COAL		
WATER/SEWER	.10	34
RDS/GNDS/SEC TOTAL	**.40**	**54**
RDS/GNDS TOTAL	.15	44
RDS/GNDS PAYRL	.09	25
RDS/GNDS CONTR	.07	42
RDS/GNDS OTHER	.05	15

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	40
SEC PAYROLL	.21	21
SEC CONTRACTS	.28	23
SEC OTHER	.40	13
ADMIN TOTAL	**.38**	**38**
PAYROLL	.21	26
MGMT FEES	.40	10
PROF FEES	.48	5
GEN OFC EXP	.01	19
OTHER ADM EXP	.05	15

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.23**	**16**
REAL ESTATE TAX	2.23	16
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.09**	**7**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.08	7
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.05**	**45**
CLEANING	.24	41
REPAIR/MAINT	.59	40
RDS/GROUNDS	.09	25
SECURITY	.21	21
ADMINISTRATIVE	.21	26
TOTAL CONTRACTS	**.92**	**56**
CLEANING	.81	55
REPAIR/MAINT	.79	55
RDS/GROUNDS	.07	42
SECURITY	.28	23
ADMINISTRATIVE	.44	15

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

1990

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	64 BLDS	10,750,470 SQ. FT.				9,479,023 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	31					17.21	14.40	12.32	16.07
RETAIL AREA	2	17.77	15.33						
OTHER AREA	29	11.04	9.22	5.53	11.11				
TOTAL RENT	31	16.57	13.86	12.21	15.51				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	31	16.57	13.86	12.21	15.51				
EXPENSE									
CLEANING	62	1.05	.90	.75	1.21	1.05	.90	.76	1.21
REPAIR-MAINT	63	1.72	1.76	1.32	2.19	1.73	1.78	1.32	2.19
UTILITIES	64	1.71	1.58	1.23	1.84	1.72	1.58	1.23	1.84
RDS/GRNDS/SEC	50	.45	.35	.16	.62	.52	.41	.17	.70
ADMINISTRATIVE	48	.44	.50	.41	.65	.48	.55	.43	.71
TOTAL OPER EXP	61	5.19	5.01	4.56	5.93	5.88	5.79	5.04	6.80
FIXED EXPENSES	41	3.92	2.24	1.63	2.98	4.52	2.61	1.78	3.42
TOTAL OPER+FIX	38	8.75	7.47	6.57	9.13	10.08	8.86	7.22	10.88
LEASING EXP	19	.15	.03	.01	.16				
TOTAL PAYROLL	32	1.43	.91	.52	1.38				
TOTAL CONTRACT	64	1.41	1.22	.88	1.75				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	31282	25
AVG SQFT/RETAIL TENANT	2847	9
AVG SQFT/OFFICE WORKER	247	27
AVG % OFFICE OCCUPANCY	98.9	27
AVG % RETAIL OCCUPANCY	100.0	9
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.80	57

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.06**	**62**
PAYROLL	.24	29
CONTRACT	.89	62
SUP/MAT/MISC	.02	21
TRASH REMOVAL	.02	15
REPR/MAINT TOTAL	**1.72**	**63**
PAYROLL	.86	32
ELEVATOR	.16	60
HVAC	.37	63
ELECTRICAL	.08	62
STRUCT/ROOF	.08	61
PLUMBING	.03	36
FIRE/LIFE SFTY	.09	63
OTHER MAINT/SUP	.36	62

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.71**	**64**
ELECTRICAL	1.34	64
GAS	.22	35
FUEL OIL	.10	18
PURCH STEAM	.71	11
PURCH CH WTR		
COAL		
WATER/SEWER	.09	45
RDS/GNDS/SEC TOTAL	**.45**	**50**
RDS/GNDS TOTAL	.14	48
RDS/GNDS PAYRL	.06	28
RDS/GNDS CONTR	.09	48
RDS/GNDS OTHER	.05	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.43	31
SEC PAYROLL	.21	20
SEC CONTRACTS	.43	13
SEC OTHER	.46	10
ADMIN TOTAL	**.44**	**48**
PAYROLL	.19	16
MGMT FEES	.60	33
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.01**	**40**
REAL ESTATE TAX	4.01	40
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.15**	**19**
ADV/PROMOTION		
COMMISSIONS	.03	4
PROF FEES		
TENANT ALTS	.15	17
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.43**	**32**
CLEANING	.24	29
REPAIR/MAINT	.86	32
RDS/GROUNDS	.06	28
SECURITY	.21	20
ADMINISTRATIVE	.19	16
TOTAL CONTRACTS	**1.41**	**64**
CLEANING	.89	62
REPAIR/MAINT	.63	31
RDS/GROUNDS	.09	48
SECURITY	.43	13
ADMINISTRATIVE	.60	33

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Comparison of Identical Buildings (5 Year)

1991

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	64 BLDS	10,481,947 SQ. FT.				9,330,331 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	31					18.53	15.50	13.29	17.29
RETAIL AREA	2	19.12	16.50						
OTHER AREA	29	11.89	9.82	5.96	11.96				
TOTAL RENT	31	17.84	14.92	13.14	16.69				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	31	17.84	14.92	13.14	16.69				
EXPENSE									
CLEANING	61	1.21	.91	.75	1.22	1.22	.91	.75	1.22
REPAIR-MAINT	63	2.12	1.96	1.49	2.63	2.13	1.96	1.52	2.64
UTILITIES	64	1.86	1.71	1.41	2.04	1.86	1.71	1.41	2.04
RDS/GRNDS/SEC	62	.45	.30	.10	.60	.51	.33	.10	.69
ADMINISTRATIVE	48	.48	.60	.40	.73	.53	.66	.43	.81
TOTAL OPER EXP	60	5.98	5.93	4.70	6.99	6.71	6.60	5.17	7.74
FIXED EXPENSES	46	3.50	2.41	1.72	3.03	3.97	2.84	1.90	3.49
TOTAL OPER+FIX	44	8.99	8.34	7.13	9.26	10.21	9.35	7.88	10.92
LEASING EXP	19	.72	.52	.07	.83				
TOTAL PAYROLL	31	1.84	1.10	.45	1.72				
TOTAL CONTRACT	64	1.56	1.35	.96	1.85				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	32786	30
AVG SQFT/RETAIL TENANT	2170	12
AVG SQFT/OFFICE WORKER	245	28
AVG % OFFICE OCCUPANCY	98.1	30
AVG % RETAIL OCCUPANCY	100.0	12
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.71	63

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.21	61
PAYROLL	.39	27
CONTRACT	.96	61
SUP/MAT/MISC	.01	23
TRASH REMOVAL	.02	7
REPR/MAINT TOTAL	2.12	63
PAYROLL	1.15	31
ELEVATOR	.16	61
HVAC	.47	62
ELECTRICAL	.11	60
STRUCT/ROOF	.10	58
PLUMBING	.05	42
FIRE/LIFE SFTY	.11	59
OTHER MAINT/SUP	.43	63

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.86	63
ELECTRICAL	1.44	63
GAS	.21	38
FUEL OIL	.11	17
PURCH STEAM	.74	11
PURCH CH WTR		
COAL		
WATER/SEWER	.12	44
RDS/GNDS/SEC TOTAL	.45	62
RDS/GNDS TOTAL	.15	60
RDS/GNDS PAYRL	.02	25
RDS/GNDS CONTR	.14	58
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.46	31
SEC PAYROLL	.25	17
SEC CONTRACTS	.43	14
SEC OTHER	.31	19
ADMIN TOTAL	.49	47
PAYROLL	.16	15
MGMT FEES	.73	32
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.01	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.50	46
REAL ESTATE TAX	3.50	46
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.72	19
ADV/PROMOTION		
COMMISSIONS	.04	5
PROF FEES		
TENANT ALTS	.71	19
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.84	31
CLEANING	.39	27
REPAIR/MAINT	1.15	31
RDS/GROUNDS	.02	25
SECURITY	.25	17
ADMINISTRATIVE	.16	15
TOTAL CONTRACTS	1.56	64
CLEANING	.96	61
REPAIR/MAINT	.65	31
RDS/GROUNDS	.14	58
SECURITY	.43	14
ADMINISTRATIVE	.66	34

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

All Electric Buildings

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	1,764,655 SQ. FT.				1,672,376 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					8.87	12.82	7.66	16.30
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	8.29	12.78	7.41	16.27				
NET PARKING INC	2	.14	.26						
MISCELLANEOUS									
TOTAL INCOME	4	8.33	12.83	7.41	16.53				
EXPENSE									
CLEANING	9	.81	.86	.74	1.20	.81	.86	.74	1.20
REPAIR-MAINT	10	2.42	1.68	1.39	1.99	2.45	1.69	1.39	1.99
UTILITIES	10	1.98	1.84	1.29	2.18	2.00	1.84	1.29	2.18
RDS/GRNDS/SEC	10	1.10	.75	.37	1.50	1.23	.87	.37	1.68
ADMINISTRATIVE	4	.56	.53	.39	.64	.61	.56	.39	.67
TOTAL OPER EXP	9	4.66	4.66	4.51	5.63	5.27	5.51	4.83	6.84
FIXED EXPENSES	10	2.48	1.84	1.41	3.29	2.79	2.04	1.43	4.07
TOTAL OPER + FIX	9	8.56	7.07	5.90	9.51	9.68	8.45	6.22	11.11
LEASING EXP	3	.23	.22						
TOTAL PAYROLL	10	2.81	.83	.45	1.13				
TOTAL CONTRACT	10	1.37	2.15	1.55	2.50				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17174	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	305	7
AVG % OFFICE OCCUPANCY	99.1	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.30	3
AVG NET PRKNG INC/STALL	667.66	2
RENTABLE/GROSS SQFT	.72	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.81	9	**UTILITIES TOTAL**	1.98	10	SECURITY TOTAL	1.03	9	**FIXED EXP TOTAL**	2.48	10	**TOTAL PAYROLL**	2.81	10
PAYROLL	.06	9	ELECTRICAL	1.82	10	SEC PAYROLL	.85	7	REAL ESTATE TAX	2.47	10	CLEANING	.06	9
CONTRACT	.73	9	GAS			SEC CONTRACTS	.33	6	BUILDING INS	.02	4	REPAIR/MAINT	.67	9
SUP/MAT/MISC	.01	5	FUEL OIL			SEC OTHER	.23	5	PERS PROP TAX			RDS/GROUNDS	.01	9
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	.56	4	OTHER TAX			SECURITY	.85	7
REPR/MAINT TOTAL	1.65	9	PURCH CH WTR			PAYROLL	.42	4	**LEASING EXPENSES**	.23	3	ADMINISTRATIVE	.42	4
PAYROLL	.67	9	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.37	10
ELEVATOR	.12	8	WATER/SEWER	.02	3	PROF FEES			COMMISSIONS	.05	3	CLEANING	.73	9
HVAC	.40	9	**RDS/GNDS/SEC TOTAL**	1.10	10	GEN OFC EXP	.06	4	PROF FEES			REPAIR/MAINT	.84	9
ELECTRICAL	.10	9	RDS/GNDS TOTAL	.12	9	OTHER ADM EXP	.08	3	TENANT ALTS			RDS/GROUNDS	.11	9
STRUCT/ROOF	.16	9	RDS/GNDS PAYRL	.01	9				BUY-OUTS			SECURITY	.33	6
PLUMBING	.04	3	RDS/GNDS CONTR	.11	9				OTHER LEASING	.17	3	ADMINISTRATIVE		
FIRE/LIFE SFTY	.05	9	RDS/GNDS OTHER											
OTHER MAINT/SUP	.04	9												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	117,376 SQ. FT.				107,277 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					14.80	13.21		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	14.80	13.21						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	15.11	13.43						
EXPENSE									
CLEANING	4	1.24	1.20	.93	1.45	1.24	1.20	.93	1.45
REPAIR-MAINT	4	1.91	1.92	1.65	2.17	1.91	1.92	1.65	2.17
UTILITIES	4	1.89	1.74	1.19	2.30	1.89	1.74	1.19	2.30
RDS/GRNDS/SEC	4	.97	.67	.25	1.43	1.07	.79	.25	1.64
ADMINISTRATIVE	2	.59	.50			.59	.50		
TOTAL OPER EXP	4	6.24	5.83	4.97	[illegible]	6.83	6.58	4.97	8.02
FIXED EXPENSES	4	2.12	1.73	1.24	[illegible]	2.32	1.82	1.24	3.09
TOTAL OPER + FIX	4	8.36	8.11	6.22	9.51	9.15	8.57	6.22	11.11
LEASING EXP	2	.26	.24						
TOTAL PAYROLL	4	.91	1.07	.74	1.14				
TOTAL CONTRACT	4	2.97	2.20	2.09	3.44				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7619	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	199	2
AVG % OFFICE OCCUPANCY	99.4	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.52	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.85	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.24	4	**UTILITIES TOTAL**	1.89	4	SECURITY TOTAL	.57	3	**FIXED EXP TOTAL**	2.12	4	**TOTAL PAYROLL**	.91	4
PAYROLL	.29	4	ELECTRICAL	1.87	4	SEC PAYROLL	.04	2	REAL ESTATE TAX	2.11	4	CLEANING	.29	4
CONTRACT	.93	4	GAS			SEC CONTRACTS			BUILDING INS	.03	2	REPAIR/MAINT	.53	4
SUP/MAT/MISC	.03	3	FUEL OIL			SEC OTHER	.34	2	PERS PROP TAX			RDS/GROUNDS	.02	4
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	.59	2	OTHER TAX			SECURITY	.04	2
REPR/MAINT TOTAL	1.91	4	PURCH CH WTR			PAYROLL	.14	2	**LEASING EXPENSES**	.26	2	ADMINISTRATIVE	.14	2
PAYROLL	.53	4	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	2.97	4
ELEVATOR	.08	3	WATER/SEWER	.05	2	PROF FEES			COMMISSIONS	.06	2	CLEANING	.93	4
HVAC	.52	4	**RDS/GNDS/SEC TOTAL**	.97	4	GEN OFC EXP	.16	2	PROF FEES			REPAIR/MAINT	1.32	4
ELECTRICAL	.23	4	RDS/GNDS TOTAL	.47	4	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.45	4
STRUCT/ROOF	.40	4	RDS/GNDS PAYRL	.02	4				BUY-OUTS			SECURITY		
PLUMBING	.06	2	RDS/GNDS CONTR	.45	4				OTHER LEASING	.20	2	ADMINISTRATIVE		
FIRE/LIFE SFTY	.07	4	RDS/GNDS OTHER											
OTHER MAINT/SUP	.08	4												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

All Electric Buildings

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	499,247 SQ. FT.				461,133 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.67	.66			.67	.66		
REPAIR-MAINT	3	1.36	1.39			1.37	1.39		
UTILITIES	3	1.51	1.70			1.52	1.70		
RDS/GRNDS/SEC	3	.64	.75			.69	.90		
ADMINISTRATIVE									
TOTAL OPER EXP	3	4.40	4.66			4.77	5.57		
FIXED EXPENSES	3	2.33	2.41			2.52	2.88		
TOTAL OPER + FIX	3	6.73	7.07			7.29	8.45		
LEASING EXP									
TOTAL PAYROLL	3	.53	.45						
TOTAL CONTRACT	3	2.11	2.50						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21914	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	256	3
AVG % OFFICE OCCUPANCY	99.8	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.71	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.67	3
PAYROLL	.03	3
CONTRACT	.63	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.36	3
PAYROLL	.43	3
ELEVATOR	.11	3
HVAC	.41	3
ELECTRICAL	.11	3
STRUCT/ROOF	.17	3
PLUMBING		
FIRE/LIFE SFTY	.07	3
OTHER MAINT/SUP	.05	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.51	3
ELECTRICAL	1.50	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.64	3
RDS/GNDS TOTAL	.07	3
RDS/GNDS PAYRL	.01	3
RDS/GNDS CONTR	.07	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.57	3
SEC PAYROLL	.01	3
SEC CONTRACTS	.55	3
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.33	3
REAL ESTATE TAX	2.31	3
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.53	3
CLEANING	.03	3
REPAIR/MAINT	.43	3
RDS/GROUNDS	.01	3
SECURITY	.01	3
ADMINISTRATIVE		
TOTAL CONTRACTS	2.11	3
CLEANING	.63	3
REPAIR/MAINT	.86	3
RDS/GROUNDS	.07	3
SECURITY	.55	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	653,661 SQ. FT.				590,819 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	6	.88	.88	.76	1.26	.88	.88	.76	1.26
REPAIR-MAINT	6	1.31	1.45	1.17	1.65	1.31	1.45	1.17	1.65
UTILITIES	6	1.76	1.79	1.71	1.89	1.76	1.79	1.71	1.89
RDS/GRNDS/SEC	6	.67	.77	.59	.99	.75	.89	.64	1.00
ADMINISTRATIVE									
TOTAL OPER EXP	6	4.63	4.74	4.06	5.40	5.12	5.25	4.59	6.46
FIXED EXPENSES	6	2.39	2.38	2.00	2.86	2.65	2.77	2.25	3.12
TOTAL OPER + FIX	6	7.02	7.26	6.06	7.98	7.77	8.03	6.84	9.55
LEASING EXP									
TOTAL PAYROLL	6	.87	.76	.68	.99				
TOTAL CONTRACT	6	1.71	1.71	1.40	2.58				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11326	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	205	5
AVG % OFFICE OCCUPANCY	95.9	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.90	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.88	6
PAYROLL	.11	6
CONTRACT	.77	6
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.31	6
PAYROLL	.82	5
ELEVATOR	.05	5
HVAC	.20	6
ELECTRICAL	.12	5
STRUCT/ROOF	.13	6
PLUMBING		
FIRE/LIFE SFTY	.05	6
OTHER MAINT/SUP	.04	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.76	6
ELECTRICAL	1.75	6
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.67	6
RDS/GNDS TOTAL	.18	6
RDS/GNDS PAYRL	.01	6
RDS/GNDS CONTR	.17	6
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.50	6
SEC PAYROLL	.01	2
SEC CONTRACTS	.45	3
SEC OTHER	.45	4
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.39	6
REAL ESTATE TAX	2.50	5
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.87	6
CLEANING	.11	6
REPAIR/MAINT	.82	5
RDS/GROUNDS	.01	6
SECURITY	.01	2
ADMINISTRATIVE		
TOTAL CONTRACTS	1.71	6
CLEANING	.77	6
REPAIR/MAINT	.60	5
RDS/GROUNDS	.17	6
SECURITY	.45	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

All Electric Buildings

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	167,263 SQ. FT.				152,168 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.23	1.26			1.23	1.26		
REPAIR-MAINT	3	1.23	1.65			1.23	1.65		
UTILITIES	3	1.68	1.81			1.68	1.81		
RDS/GRNDS/SEC	3	.96	.99			1.06	1.00		
ADMINISTRATIVE									
TOTAL OPER EXP	3	5.10	5.40			5.61	6.46		
FIXED EXPENSES	3	2.26	2.58			2.48	3.09		
TOTAL OPER+FIX	3	7.36	7.98			8.09	9.55		
LEASING EXP									
TOTAL PAYROLL	3	.81	.79						
TOTAL CONTRACT	3	2.16	1.79						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8263	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	383	2
AVG % OFFICE OCCUPANCY	97.7	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.87	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.23	3	**UTILITIES TOTAL**	1.68	3	SECURITY TOTAL	.65	3	**FIXED EXP TOTAL**	2.26	3	**TOTAL PAYROLL**	.81	3
PAYROLL	.34	3	ELECTRICAL	1.64	3	SEC PAYROLL			REAL ESTATE TAX	2.79	2	CLEANING	.34	3
CONTRACT	.89	3	GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT	.74	2
SUP/MAT/MISC			FUEL OIL			SEC OTHER	.34	3	PERS PROP TAX			RDS/GROUNDS	.01	3
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.23	3	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL	.74	2	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	2.16	3
ELEVATOR	.04	2	WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING	.89	3
HVAC	.25	3	**RDS/GNDS/SEC TOTAL**	.96	3	GEN OFC EXP			PROF FEES			REPAIR/MAINT	1.06	2
ELECTRICAL	.23	2	RDS/GNDS TOTAL	.31	3	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.29	3
STRUCT/ROOF	.23	3	RDS/GNDS PAYRL	.01	3				BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS CONTR	.29	3				OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY	.05	3	RDS/GNDS OTHER											
OTHER MAINT/SUP	.08	3												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	486,398 SQ. FT.				438,651 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.76	.76			.76	.76		
REPAIR-MAINT	3	1.34	1.30			1.34	1.30		
UTILITIES	3	1.78	1.77			1.78	1.77		
RDS/GRNDS/SEC	3	.57	.59			.64	.64		
ADMINISTRATIVE									
TOTAL OPER EXP	3	4.46	4.33			4.95	4.72		
FIXED EXPENSES	3	2.44	2.19			2.71	2.45		
TOTAL OPER+FIX	3	6.90	7.19			7.66	7.83		
LEASING EXP									
TOTAL PAYROLL	3	.88	.73						
TOTAL CONTRACT	3	1.55	1.62						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13049	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	187	3
AVG % OFFICE OCCUPANCY	95.2	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.90	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	3	**UTILITIES TOTAL**	1.78	3	SECURITY TOTAL	.44	3	**FIXED EXP TOTAL**	2.44	3	**TOTAL PAYROLL**	.88	3
PAYROLL	.03	3	ELECTRICAL	1.78	3	SEC PAYROLL	.01	2	REAL ESTATE TAX	2.44	3	CLEANING	.03	3
CONTRACT	.73	3	GAS			SEC CONTRACTS	.36	2	BUILDING INS			REPAIR/MAINT	.84	3
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.01	3
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY	.01	2
REPR/MAINT TOTAL	1.34	3	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL	.84	3	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.55	3
ELEVATOR	.05	3	WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING	.73	3
HVAC	.18	3	**RDS/GNDS/SEC TOTAL**	.57	2	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.50	3
ELECTRICAL	.09	3	RDS/GNDS TOTAL	.13	3	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.12	3
STRUCT/ROOF	.10	3	RDS/GNDS PAYRL	.01	3				BUY-OUTS			SECURITY	.36	2
PLUMBING			RDS/GNDS CONTR	.12	3				OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY	.05	3	RDS/GNDS OTHER											
OTHER MAINT/SUP	.02	3												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Canada Government Sector: National Cross-Tabulations

Age/Height Analyses

Age/Size Analyses

Location/Size Analyses

Age/Height Analysis

0-9 YEARS LESS THAN 5 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	12 BLDS	483,290 SQ. FT.				390,502 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	10					19.30	17.19	16.01	19.79
RETAIL AREA									
OTHER AREA	7	13.98	16.00	7.47	17.40				
TOTAL RENT	10	20.57	16.91	15.59	24.01				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	10	20.57	16.91	15.59	24.01				
EXPENSE									
CLEANING	11	1.33	1.50	1.18	1.84	1.50	1.54	1.18	1.96
REPAIR-MAINT	11	3.45	2.05	1.11	3.14	3.91	2.05	1.11	3.14
UTILITIES	12	1.73	2.00	1.54	2.48	1.96	2.15	1.56	2.48
RDS/GRNDS/SEC	11	.26	.38	.11	.59	.32	.46	.11	.91
ADMINISTRATIVE	12	.67	.59	.55	.98	83	.82	.60	1.16
TOTAL OPER EXP	10	7.42	6.69	6.09	8.76	9.14	7.62	6.25	9.79
FIXED EXPENSES	9	3.13	2.06	1.36	3.85	3.86	3.22	1.38	4.61
TOTAL OPER + FIX	9	10.54	9.06	6.59	10.87	13.00	10.99	7.10	15.77
LEASING EXP	3	.10	.10						
TOTAL PAYROLL									
TOTAL CONTRACT	11	1.48	1.70	1.42	2.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.33	11
PAYROLL		
CONTRACT	1.23	11
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	3.45	11
PAYROLL		
ELEVATOR	.16	8
HVAC	.97	10
ELECTRICAL	.23	10
STRUCT/ROOF	.12	11
PLUMBING	.09	7
FIRE/LIFE SFTY	.70	11
OTHER MAINT/SUP	1.24	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.73	12
ELECTRICAL	1.52	12
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	4
RDS/GNDS/SEC TOTAL	.26	11
RDS/GNDS TOTAL	.15	11
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	11
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.67	12
PAYROLL		
MGMT FEES	.77	11
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.13	9
REAL ESTATE TAX	3.40	6
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.10	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.10	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.48	11
CLEANING	1.23	11
REPAIR/MAINT		
RDS/GROUNDS	.14	11
SECURITY		
ADMINISTRATIVE	.77	11

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

0-9 YEARS 5-9 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,230,359 SQ. FT.				1,091,308 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					20.49	18.95		
RETAIL AREA									
OTHER AREA	2	19.67	18.23						
TOTAL RENT	2	20.46	18.93						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	20.46	18.93						
EXPENSE									
CLEANING	5	1.03	.85	.81	1.24	1.08	.85	.81	1.34
REPAIR-MAINT	4	1.70	1.74	1.46	3.33	1.80	1.74	1.58	3.33
UTILITIES	5	1.68	1.77	1.43	2.53	1.77	1.83	1.56	2.53
RDS/GRNDS/SEC	4	.56	.34	.08	.66	.65	.40	.08	.80
ADMINISTRATIVE	4	.84	.69	.38	1.29	.91	.71	.41	1.30
TOTAL OPER EXP	4	5.99	6.64	4.70	8.94	6.83	7.21	5.66	9.04
FIXED EXPENSES	4	5.35	4.66	2.76	6.25	5.88	4.75	2.78	7.05
TOTAL OPER + FIX	3	11.84	11.26			13.17	12.96		
LEASING EXP	2	.27	.53						
TOTAL PAYROLL	3	.97	1.13						
TOTAL CONTRACT	5	2.39	1.54	.90	3.65				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	65014	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	255	2
AVG % OFFICE OCCUPANCY	99.0	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.77	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.03	5
PAYROLL		
CONTRACT	1.00	5
SUP/MAT/MISC	.01	2
TRASH REMOVAL		
REPR/MAINT TOTAL	1.70	4
PAYROLL	.84	2
ELEVATOR	.18	4
HVAC	.49	4
ELECTRICAL	.09	4
STRUCT/ROOF	.15	4
PLUMBING	.01	3
FIRE/LIFE SFTY	.13	4
OTHER MAINT/SUP	.13	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.68	5
ELECTRICAL	1.58	5
GAS	.04	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.56	4
RDS/GNDS TOTAL	.07	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.59	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.84	4
PAYROLL	.45	2
MGMT FEES	.33	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.02	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	5.35	4
REAL ESTATE TAX	6.17	3
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.27	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.27	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.97	3
CLEANING		
REPAIR/MAINT	.84	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.45	2
TOTAL CONTRACTS	2.39	5
CLEANING	1.00	5
REPAIR/MAINT	1.26	2
RDS/GROUNDS	.07	4
SECURITY		
ADMINISTRATIVE	.33	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

10-19 YEARS LESS THAN 5 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	37 BLDS	2,589,448 SQ. FT.				2,221,041 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	30					17.59	15.50	12.68	17.67
RETAIL AREA									
OTHER AREA	20	13.28	12.25	10.02	17.37				
TOTAL RENT	30	16.97	14.79	12.54	16.80				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	30	16.98	14.79	12.54	16.83				
EXPENSE									
CLEANING	36	1.01	1.12	.79	1.58	1.01	1.12	.79	1.58
REPAIR-MAINT	33	2.02	1.99	1.43	2.72	2.02	1.99	1.43	2.72
UTILITIES	35	1.55	1.75	1.20	2.24	1.55	1.75	1.20	2.24
RDS/GRNDS/SEC	37	.41	.28	.18	.49	.47	.35	.21	.77
ADMINISTRATIVE	33	.65	.60	.53	.96	.75	.90	.55	1.41
TOTAL OPER EXP	30	5.47	5.91	4.18	7.30	6.37	7.29	4.77	8.95
FIXED EXPENSES	32	2.16	1.76	1.47	2.53	2.51	2.35	1.52	3.50
TOTAL OPER+FIX	28	7.54	7.83	5.74	9.44	8.71	9.79	6.63	12.05
LEASING EXP	19	.18	.21	.04	.24				
TOTAL PAYROLL	12	2.22	.90	.67	1.44				
TOTAL CONTRACT	34	1.22	1.53	1.07	2.57				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8432	12
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	299	11
AVG % OFFICE OCCUPANCY	99.9	13
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.69	8
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.86	29

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.06	33
PAYROLL	.89	12
CONTRACT	.87	32
SUP/MAT/MISC	.09	9
TRASH REMOVAL	.07	3
REPR/MAINT TOTAL	1.99	30
PAYROLL	.83	12
ELEVATOR	.09	22
HVAC	.47	30
ELECTRICAL	.10	28
STRUCT/ROOF	.12	29
PLUMBING	.03	21
FIRE/LIFE SFTY	.06	27
OTHER MAINT/SUP	.94	30

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.56	34
ELECTRICAL	1.30	34
GAS	.18	14
FUEL OIL	.23	9
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	25
RDS/GNDS/SEC TOTAL	.38	34
RDS/GNDS TOTAL	.27	33
RDS/GNDS PAYRL	.04	10
RDS/GNDS CONTR	.26	33
RDS/GNDS OTHER	.01	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.62	10
SEC PAYROLL	.80	4
SEC CONTRACTS	.29	4
SEC OTHER	.28	4
ADMIN TOTAL	.72	30
PAYROLL	.16	8
MGMT FEES	.76	22
PROF FEES		
GEN OFC EXP	.25	8
OTHER ADM EXP	.23	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.16	32
REAL ESTATE TAX	2.16	32
BUILDING INS	.03	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.18	19
ADV/PROMOTION		
COMMISSIONS	.05	11
PROF FEES		
TENANT ALTS	.15	11
BUY-OUTS		
OTHER LEASING	.17	8

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.22	12
CLEANING	.89	12
REPAIR/MAINT	.83	12
RDS/GROUNDS	.04	10
SECURITY	.80	4
ADMINISTRATIVE	.16	8
TOTAL CONTRACTS	1.22	34
CLEANING	.87	32
REPAIR/MAINT	.58	12
RDS/GROUNDS	.26	33
SECURITY	.29	4
ADMINISTRATIVE	.76	22

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS 5-9 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,427,416 SQ. FT.				1,250,200 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					16.77	16.61		
RETAIL AREA	3	18.80	18.54						
OTHER AREA	2	14.59	9.46						
TOTAL RENT	3	16.72	16.21						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	16.75	16.21						
EXPENSE									
CLEANING	7	.81	.86	.77	.91	.82	.88	.77	.91
REPAIR-MAINT	8	2.01	1.48	1.08	1.95	2.04	1.49	1.08	2.14
UTILITIES	8	1.49	1.70	1.43	1.87	1.51	1.78	1.44	1.93
RDS/GRNDS/SEC	8	.35	.49	.09	.73	.40	.59	.10	.82
ADMINISTRATIVE	3	.63	.65			.68	.80		
TOTAL OPER EXP	7	5.01	4.66	4.12	5.42	5.72	5.57	4.84	6.44
FIXED EXPENSES	8	1.85	1.99	1.58	2.72	2.11	2.34	1.70	3.18
TOTAL OPER+FIX	7	6.76	7.07	6.53	7.40	7.72	8.23	7.32	8.89
LEASING EXP	3	1.12	.24						
TOTAL PAYROLL	6	1.03	.53	.39	.68				
TOTAL CONTRACT	8	1.45	1.46	1.06	2.32				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11238	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	179	5
AVG % OFFICE OCCUPANCY	98.3	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.75	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.81	7
PAYROLL	.06	5
CONTRACT	.76	7
SUP/MAT/MISC	.01	2
TRASH REMOVAL		
REPR/MAINT TOTAL	2.01	8
PAYROLL	.42	6
ELEVATOR	.08	8
HVAC	.55	8
ELECTRICAL	.15	8
STRUCT/ROOF	.13	8
PLUMBING	.06	3
FIRE/LIFE SFTY	.31	8
OTHER MAINT/SUP	.49	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.49	8
ELECTRICAL	1.37	8
GAS	.24	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC TOTAL	.35	8
RDS/GNDS TOTAL	.11	8
RDS/GNDS PAYRL	.01	6
RDS/GNDS CONTR	.12	7
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	6
SEC PAYROLL		
SEC CONTRACTS	.35	6
SEC OTHER		
ADMIN TOTAL	.63	3
PAYROLL		
MGMT FEES	.71	2
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.85	8
REAL ESTATE TAX	1.84	8
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.12	3
ADV/PROMOTION		
COMMISSIONS	.06	2
PROF FEES		
TENANT ALTS	1.57	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.03	6
CLEANING	.06	5
REPAIR/MAINT	.42	6
RDS/GROUNDS	.01	6
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.45	8
CLEANING	.76	7
REPAIR/MAINT	.85	5
RDS/GROUNDS	.12	7
SECURITY	.35	6
ADMINISTRATIVE	.71	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

10-19 YEARS 10-19 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	3,158,758 SQ. FT.				2,890,090 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					23.66	21.05	18.64	27.41
RETAIL AREA									
OTHER AREA	5	13.03	11.52	8.17	13.91				
TOTAL RENT	5	22.62	20.79	17.52	26.87				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	22.62	20.79	17.52	26.87				
EXPENSE									
CLEANING	9	.90	.84	.66	1.22	.90	.84	.66	1.22
REPAIR-MAINT	9	2.26	1.96	1.34	3.13	2.26	1.96	1.34	3.13
UTILITIES	9	1.94	1.77	1.44	2.10	1.94	1.77	1.44	2.10
RDS/GRNDS/SEC	7	.18	.05	.02	.63	.10	.05	.02	.67
ADMINISTRATIVE	8	.85	.75	.59	1.01	.93	.86	.62	1.05
TOTAL OPER EXP	9	6.03	5.58	4.58	6.87	6.59	5.56	5.38	7.27
FIXED EXPENSES	5	1.52	2.76	.66	3.19	1.60	2.94	.69	3.36
TOTAL OPER+FIX	5	6.90	7.73	5.79	8.89	7.66	8.22	6.72	9.10
LEASING EXP	4	.25	.18	.09	.33				
TOTAL PAYROLL	3	2.45	3.00						
TOTAL CONTRACT	7	.71	.76	.56	.87				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	106570	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	197	3
AVG % OFFICE OCCUPANCY	99.0	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.77	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.90	9
PAYROLL	1.06	3
CONTRACT	.68	7
SUP/MAT/MISC	.16	3
TRASH REMOVAL	.04	2
REPR/MAINT TOTAL	2.28	8
PAYROLL	.89	3
ELEVATOR	.23	8
HVAC	.51	7
ELECTRICAL	.13	7
STRUCT/ROOF	.04	6
PLUMBING	.05	6
FIRE/LIFE SFTY	.63	7
OTHER MAINT/SUP	.62	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.99	8
ELECTRICAL	1.40	8
GAS	.18	5
FUEL OIL		
PURCH STEAM	.33	5
PURCH CH WTR		
COAL		
WATER/SEWER	.20	6
RDS/GNDS/SEC TOTAL	.14	8
RDS/GNDS TOTAL	.03	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.61	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER	.30	2
ADMIN TOTAL	.89	7
PAYROLL	.46	2
MGMT FEES	.86	6
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.52	5
REAL ESTATE TAX	1.52	5
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.25	4
ADV/PROMOTION		
COMMISSIONS	.01	2
PROF FEES		
TENANT ALTS	.24	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.45	3
CLEANING	1.06	3
REPAIR/MAINT	.89	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.46	2
TOTAL CONTRACTS	.71	7
CLEANING	.68	7
REPAIR/MAINT		
RDS/GROUNDS	.03	5
SECURITY		
ADMINISTRATIVE	.88	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS 20-29 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	2,245,154 SQ. FT.				1,972,954 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					21.87	20.39	17.75	22.86
RETAIL AREA	2	14.12	17.08						
OTHER AREA	4	15.96	15.98	14.45	17.21				
TOTAL RENT	4	21.15	19.91	17.83	22.20				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	21.15	19.91	17.83	22.20				
EXPENSE									
CLEANING	4	.86	.81	.68	.98	.86	.81	.68	.98
REPAIR-MAINT	4	2.02	1.98	1.29	2.74	2.03	1.99	1.30	2.74
UTILITIES	4	2.45	2.37	2.07	2.54	2.46	2.38	2.08	2.54
RDS/GRNDS/SEC	3	.01	.01			.01	.01		
ADMINISTRATIVE	4	.84	.86	.78	.91	.96	.95	.86	1.37
TOTAL OPER EXP	4	6.19	5.99	5.34	6.68	7.04	6.99	6.01	9.84
FIXED EXPENSES	3	.96	.88			1.13	1.02		
TOTAL OPER+FIX	3	6.52	6.13			7.71	6.77		
LEASING EXP	3	.11	.13						
TOTAL PAYROLL									
TOTAL CONTRACT	4	.87	.84	.68	1.01				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.86	4
PAYROLL		
CONTRACT	.86	4
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.02	4
PAYROLL		
ELEVATOR	.43	4
HVAC	.50	4
ELECTRICAL	.10	4
STRUCT/ROOF	.03	4
PLUMBING	.05	4
FIRE/LIFE SFTY	.27	4
OTHER MAINT/SUP	.64	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.45	4
ELECTRICAL	1.66	4
GAS	.10	2
FUEL OIL	.01	3
PURCH STEAM	.33	3
PURCH CH WTR	.38	2
COAL		
WATER/SEWER	.23	4
RDS/GNDS/SEC TOTAL	.01	3
RDS/GNDS TOTAL	.01	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.84	4
PAYROLL		
MGMT FEES	.84	4
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.96	3
REAL ESTATE TAX	.96	3
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.11	3
ADV/PROMOTION		
COMMISSIONS	.03	3
PROF FEES		
TENANT ALTS	.10	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.87	4
CLEANING	.86	4
REPAIR/MAINT		
RDS/GROUNDS	.01	3
SECURITY		
ADMINISTRATIVE	.84	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

20-29 YEARS LESS THAN 5 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	27 BLDS	878,106 SQ. FT.				735,385 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	21					17.00	13.65	10.75	15.57
RETAIL AREA									
OTHER AREA	15	7.33	6.78	3.85	14.48				
TOTAL RENT	21	15.26	11.71	9.29	14.95				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	21	15.26	11.71	9.29	14.95				
EXPENSE									
CLEANING	22	1.45	1.35	1.09	2.39	1.50	1.35	1.12	2.39
REPAIR-MAINT	24	2.21	2.27	1.62	3.06	2.30	2.27	1.67	3.06
UTILITIES	27	1.86	1.98	1.25	2.15	1.92	1.98	1.25	2.18
RDS/GRNDS/SEC	24	.50	.32	.12	.70	.61	.42	.17	.79
ADMINISTRATIVE	23	.50	.71	.36	.86	.60	.85	.39	1.49
TOTAL OPER EXP	20	6.15	6.19	5.33	8.01	7.40	7.49	6.31	10.77
FIXED EXPENSES	25	2.54	1.63	.95	2.44	3.12	2.25	1.17	3.69
TOTAL OPER + FIX	19	8.84	8.38	7.44	10.81	10.89	11.45	8.44	15.39
LEASING EXP	15	.32	.21	.03	.33				
TOTAL PAYROLL	9	.90	.99	.45	1.41				
TOTAL CONTRACT	27	2.26	2.33	1.53	3.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6648	8
AVG SQFT/RETAIL TENANT	8393	2
AVG SQFT/OFFICE WORKER	243	8
AVG % OFFICE OCCUPANCY	98.8	8
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	16.48	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.81	24

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.45	22
PAYROLL	.05	6
CONTRACT	1.42	22
SUP/MAT/MISC	.02	4
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	2.21	24
PAYROLL	.77	9
ELEVATOR	.09	12
HVAC	.51	23
ELECTRICAL	.31	22
STRUCT/ROOF	.23	18
PLUMBING	.06	12
FIRE/LIFE SFTY	.07	21
OTHER MAINT/SUP	.55	24

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.88	26
ELECTRICAL	1.24	26
GAS	.50	12
FUEL OIL	.67	11
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	19
RDS/GNDS/SEC TOTAL	.50	24
RDS/GNDS TOTAL	.23	23
RDS/GNDS PAYRL	.02	6
RDS/GNDS CONTR	.23	23
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.46	7
SEC PAYROLL		
SEC CONTRACTS	.39	4
SEC OTHER	.37	5
ADMIN TOTAL	.50	23
PAYROLL	.18	5
MGMT FEES	.81	17
PROF FEES		
GEN OFC EXP	.16	4
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.54	25
REAL ESTATE TAX	2.48	25
BUILDING INS	.06	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.32	15
ADV/PROMOTION		
COMMISSIONS	.04	7
PROF FEES		
TENANT ALTS	.35	10
BUY-OUTS		
OTHER LEASING	.16	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.90	9
CLEANING	.05	6
REPAIR/MAINT	.77	9
RDS/GROUNDS	.02	6
SECURITY		
ADMINISTRATIVE	.18	5
TOTAL CONTRACTS	2.26	27
CLEANING	1.42	22
REPAIR/MAINT	.98	9
RDS/GROUNDS	.23	23
SECURITY	.39	4
ADMINISTRATIVE	.62	18

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

20-29 YEARS 5-9 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	605,106 SQ. FT.				537,844 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					17.67	17.23		
RETAIL AREA									
OTHER AREA	3	7.37	8.00						
TOTAL RENT	3	16.87	16.05						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	16.87	16.05						
EXPENSE									
CLEANING	5	.82	.84	.75	.99	.82	.84	.75	1.00
REPAIR-MAINT	6	1.91	2.29	1.27	2.70	1.91	2.30	1.27	2.70
UTILITIES	6	1.74	1.63	1.53	2.03	1.74	1.64	1.53	2.03
RDS/GRNDS/SEC	6	.46	.36	.11	.44	.51	.40	.13	.49
ADMINISTRATIVE	4	.61	.57	.49	.77	.69	.64	.59	.81
TOTAL OPER EXP	5	5.48	6.40	4.61	7.10	6.07	6.96	5.18	7.71
FIXED EXPENSES	5	2.45	1.93	1.48	2.75	2.72	2.10	1.59	3.09
TOTAL OPER + FIX	5	7.93	8.34	7.09	8.86	8.79	9.30	7.95	9.50
LEASING EXP	2	.30	.32						
TOTAL PAYROLL	2	1.13	1.06						
TOTAL CONTRACT	6	1.46	1.40	1.14	1.71				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12643	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	231	2
AVG % OFFICE OCCUPANCY	87.4	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.66	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.82	5
PAYROLL	.08	2
CONTRACT	.77	5
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.91	6
PAYROLL	1.03	2
ELEVATOR	.12	6
HVAC	.48	6
ELECTRICAL	.09	6
STRUCT/ROOF	.10	5
PLUMBING	.06	3
FIRE/LIFE SFTY	.06	5
OTHER MAINT/SUP	.47	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.74	6
ELECTRICAL	1.37	6
GAS	.36	3
FUEL OIL	.28	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	.46	6
RDS/GNDS TOTAL	.26	6
RDS/GNDS PAYRL	.01	2
RDS/GNDS CONTR	.26	6
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	2
SEC PAYROLL	.01	2
SEC CONTRACTS	.33	2
SEC OTHER		
ADMIN TOTAL	.61	4
PAYROLL		
MGMT FEES	.61	4
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.45	5
REAL ESTATE TAX	2.45	5
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.30	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.30	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.13	2
CLEANING	.08	2
REPAIR/MAINT	1.03	2
RDS/GROUNDS	.01	2
SECURITY	.01	2
ADMINISTRATIVE		
TOTAL CONTRACTS	1.46	6
CLEANING	.77	5
REPAIR/MAINT	.59	2
RDS/GROUNDS	.26	6
SECURITY	.33	2
ADMINISTRATIVE	.61	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

20-29 YEARS 10-19 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	559,083 SQ. FT.				511,514 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					17.58	16.58		
RETAIL AREA									
OTHER AREA	2	18.16	36.43						
TOTAL RENT	2	17.34	16.22						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	17.34	16.22						
EXPENSE									
CLEANING	3	.72	.75			.74	.81		
REPAIR-MAINT	4	2.05	2.34	1.45	3.18	2.13	2.45	1.53	3.20
UTILITIES	4	1.99	2.00	1.84	2.25	2.06	2.00	1.91	2.27
RDS/GRNDS/SEC	4	.53	.34	.05	1.03	.58	.35	.06	1.13
ADMINISTRATIVE	3	.59	.52			.64	.58		
TOTAL OPER EXP	3	5.48	5.19			6.08	5.82		
FIXED EXPENSES	3	3.13	3.23			3.47	3.54		
TOTAL OPER+FIX	3	8.61	8.70			9.54	9.77		
LEASING EXP	2	.01	.01						
TOTAL PAYROLL	2	.39	.38						
TOTAL CONTRACT	4	1.80	1.84	.87	2.95				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	40522	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	320	2
AVG % OFFICE OCCUPANCY	100.0	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.81	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.72	3
PAYROLL		
CONTRACT	.71	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.05	4
PAYROLL	.29	2
ELEVATOR	.13	4
HVAC	.75	4
ELECTRICAL	.57	4
STRUCT/ROOF	.10	4
PLUMBING	.07	3
FIRE/LIFE SFTY	.13	4
OTHER MAINT/SUP	.19	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.99	4
ELECTRICAL	1.65	4
GAS	.34	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	3
RDS/GNDS/SEC TOTAL	.53	4
RDS/GNDS TOTAL	.03	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.06	2
SEC PAYROLL		
SEC CONTRACTS	1.06	2
SEC OTHER		
ADMIN TOTAL	.59	3
PAYROLL		
MGMT FEES	.75	2
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.13	3
REAL ESTATE TAX	3.13	3
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.01	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.01	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.39	2
CLEANING		
REPAIR/MAINT	.29	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.80	4
CLEANING	.71	3
REPAIR/MAINT	1.41	2
RDS/GROUNDS	.03	3
SECURITY	1.06	2
ADMINISTRATIVE	.75	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

20-29 YEARS 20-29 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,905,519 SQ. FT.				1,730,981 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					27.87	25.97		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	27.67	25.90						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	27.67	25.90						
EXPENSE									
CLEANING	3	.84	.89			.84	.89		
REPAIR-MAINT	3	2.00	1.98			2.00	1.98		
UTILITIES	3	2.18	2.11			2.18	2.11		
RDS/GRNDS/SEC	2	.36	.28			.41	.33		
ADMINISTRATIVE	2	.60	.65			.61	.67		
TOTAL OPER EXP	3	5.59	5.90			6.16	5.92		
FIXED EXPENSES	3	4.88	4.79			5.37	4.79		
TOTAL OPER+FIX	3	10.47	10.62			11.53	10.68		
LEASING EXP	2	.27	.23						
TOTAL PAYROLL	2	1.05	.90						
TOTAL CONTRACT	3	1.26	1.18						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	157014	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	188	2
AVG % OFFICE OCCUPANCY	100.0	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.73	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.84	3
PAYROLL		
CONTRACT	.81	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.00	3
PAYROLL	.94	2
ELEVATOR	.23	3
HVAC	.26	3
ELECTRICAL	.10	3
STRUCT/ROOF	.17	2
PLUMBING	.04	2
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.46	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.18	3
ELECTRICAL	1.30	3
GAS		
FUEL OIL	.02	2
PURCH STEAM	.52	2
PURCH CH WTR	.68	2
COAL		
WATER/SEWER	.22	2
RDS/GNDS/SEC TOTAL	.36	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.60	2
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.88	3
REAL ESTATE TAX	4.79	3
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.27	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.05	2
CLEANING		
REPAIR/MAINT	.94	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.26	3
CLEANING	.81	3
REPAIR/MAINT	.53	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.38	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

30-39 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	54 BLDS	1,404,875 SQ. FT.				1,072,298 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	50					13.12	12.93	11.50	14.25
RETAIL AREA	2	8.60–	14.83						
OTHER AREA	38	8.59	5.67	4.30	9.80				
TOTAL RENT	50	11.74	11.43	9.75	13.51				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	50	11.74	11.43	9.75	13.51				
EXPENSE									
CLEANING	51	1.43	1.46	1.03	1.93	1.44	1.46	1.03	1.93
REPAIR-MAINT	48	2.48	2.46	1.89	3.06	2.50	2.48	1.89	3.06
UTILITIES	52	1.54	1.49	1.16	2.17	1.56	1.57	1.16	2.17
RDS/GRNDS/SEC	51	.15	.15	.08	.23	.19	.19	.08	.35
ADMINISTRATIVE	50	.56	.58	.48	.66	.74	.73	.61	.94
TOTAL OPER EXP	45	6.06	6.75	5.16	7.48	8.00	7.04	6.00	10.13
FIXED EXPENSES	51	1.74	1.69	1.27	2.24	2.30	2.20	1.61	2.96
TOTAL OPER + FIX	43	7.82	8.23	6.76	9.08	10.40	9.81	9.06	12.99
LEASING EXP	18	1.08	.16	.01	.84				
TOTAL PAYROLL	5	1.43	1.38	.96	2.20				
TOTAL CONTRACT	54	1.55	1.57	1.12	2.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9442	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	212	3
AVG % OFFICE OCCUPANCY	100.0	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.39	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.78	50

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.43**	**51**
PAYROLL	.42	5
CONTRACT	1.36	51
SUP/MAT/MISC	.06	4
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	**2.48**	**48**
PAYROLL	.75	5
ELEVATOR	.13	26
HVAC	.64	47
ELECTRICAL	.14	45
STRUCT/ROOF	.25	43
PLUMBING	.06	33
FIRE/LIFE SFTY	.18	45
OTHER MAINT/SUP	1.04	48

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.54**	**52**
ELECTRICAL	1.09	52
GAS	.34	26
FUEL OIL	.37	18
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	42
RDS/GNDS/SEC TOTAL	**.15**	**51**
RDS/GNDS TOTAL	.12	51
RDS/GNDS PAYRL	.05	5
RDS/GNDS CONTR	.11	51
RDS/GNDS OTHER	.07	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.16	5
SEC PAYROLL	.08	2
SEC CONTRACTS	.15	4
SEC OTHER		
ADMIN TOTAL	**.56**	**50**
PAYROLL	.37	4
MGMT FEES	.57	46
PROF FEES		
GEN OFC EXP	.10	4
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.74**	**51**
REAL ESTATE TAX	1.74	51
BUILDING INS	.03	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.08**	**18**
ADV/PROMOTION		
COMMISSIONS	.05	7
PROF FEES		
TENANT ALTS	1.14	15
BUY-OUTS		
OTHER LEASING	.16	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.43**	**5**
CLEANING	.42	5
REPAIR/MAINT	.75	5
RDS/GROUNDS	.05	5
SECURITY	.08	2
ADMINISTRATIVE	.37	4
TOTAL CONTRACTS	**1.55**	**54**
CLEANING	1.36	51
REPAIR/MAINT	.43	4
RDS/GROUNDS	.11	51
SECURITY	.15	4
ADMINISTRATIVE	.57	46

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

30-39 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	1,057,163 SQ. FT.				901,142 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					16.27	15.41	13.47	19.47
RETAIL AREA									
OTHER AREA	8	8.07	6.26	5.56	9.93				
TOTAL RENT	9	14.67	14.08	11.14	17.57				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	9	14.67	14.08	11.14	17.57				
EXPENSE									
CLEANING	8	.85	.79	.76	1.02	.85	.79	.76	1.02
REPAIR-MAINT	9	2.14	2.08	1.13	2.74	2.14	2.08	1.13	2.74
UTILITIES	8	1.33	1.25	.96	1.60	1.33	1.25	.96	1.60
RDS/GRNDS/SEC	9	.11	.03	.01	.18	.13	.04	.01	.19
ADMINISTRATIVE	10	.57	.54	.43	.65	.67	.61	.49	1.02
TOTAL OPER EXP	8	5.17	4.82	4.04	6.12	6.14	6.43	4.49	7.79
FIXED EXPENSES	9	2.15	2.47	1.35	2.69	2.54	2.86	1.42	3.52
TOTAL OPER + FIX	7	7.67	7.95	6.65	8.65	9.25	9.75	8.33	10.94
LEASING EXP	7	.81	.22	.16	.72				
TOTAL PAYROLL	2	.67	.72						
TOTAL CONTRACT	9	.94	.83	.75	1.44				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	23684	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	271	2
AVG % OFFICE OCCUPANCY	91.4	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.79	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.85**	**8**
PAYROLL	.05	2
CONTRACT	.84	8
SUP/MAT/MISC	.01	2
TRASH REMOVAL		
REPR/MAINT TOTAL	**2.14**	**9**
PAYROLL	.51	2
ELEVATOR	.23	9
HVAC	.47	9
ELECTRICAL	.07	8
STRUCT/ROOF	.19	7
PLUMGING	.07	7
FIRE/LIFE SFTY	.17	9
OTHER MAINT/SUP	.91	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.33**	**8**
ELECTRICAL	.87	8
GAS	.37	4
FUEL OIL	.33	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	8
RDS/GNDS/SEC TOTAL	**.11**	**9**
RDS/GNDS TOTAL	.05	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	9
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	2
SEC PAYROLL		
SEC CONTRACTS	.31	2
SEC OTHER		
ADMIN TOTAL	**.57**	**10**
PAYROLL	.10	2
MGMT FEES	.64	8
PROF FEES		
GEN OFC EXP	.09	2
OTHER ADM EXP	.04	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.15**	**9**
REAL ESTATE TAX	2.15	9
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.81**	**7**
ADV/PROMOTION		
COMMISSIONS	.03	3
PROF FEES		
TENANT ALTS	.86	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.67**	**2**
CLEANING	.05	2
REPAIR/MAINT	.51	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.10	2
TOTAL CONTRACTS	**.94**	**9**
CLEANING	.84	8
REPAIR/MAINT	.34	2
RDS/GROUNDS	.05	9
SECURITY	.31	2
ADMINISTRATIVE	.64	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

30-39 YEARS 10-19 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,202,881 SQ. FT.				1,079,283 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					25.56	18.00	15.91	30.15
RETAIL AREA									
OTHER AREA	5	13.52	11.43	8.40	19.54				
TOTAL RENT	5	24.17	17.03	14.65	29.27				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	24.17	17.03	14.65	29.27				
EXPENSE									
CLEANING	5	.98	1.05	.77	1.20	.98	1.05	.77	1.20
REPAIR-MAINT	5	2.75	2.49	1.81	3.61	2.75	2.49	1.81	3.63
UTILITIES	5	1.82	1.86	1.72	2.02	1.82	1.86	1.73	2.02
RDS/GRNDS/SEC	5	.07	.01	.01	.23	.07	.01	.01	.23
ADMINISTRATIVE	5	.85	.81	.40	1.05	.92	.90	.43	1.14
TOTAL OPER EXP	5	6.48	6.71	5.29	7.28	7.01	7.50	5.55	8.04
FIXED EXPENSES	3	1.75	1.94			1.91	2.17		
TOTAL OPER+FIX	3	8.49	8.77			9.26	9.78		
LEASING EXP	3	.12	.01						
TOTAL PAYROLL									
TOTAL CONTRACT	6	.96	1.00	.79	1.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.74	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.98	5
PAYROLL		
CONTRACT	.98	5
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.75	5
PAYROLL		
ELEVATOR	.30	5
HVAC	.88	5
ELECTRICAL	.10	5
STRUCT/ROOF	.15	5
PLUMBING	.10	5
FIRE/LIFE SFTY	.26	4
OTHER MAINT/SUP	.90	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.82	5
ELECTRICAL	1.55	5
GAS	.21	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	5
RDS/GNDS/SEC TOTAL	.07	5
RDS/GNDS TOTAL	.02	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.85	5
PAYROLL		
MGMT FEES	.95	4
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP –		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.75	3
REAL ESTATE TAX	1.75	3
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.12	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.29	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.96	6
CLEANING	.98	5
REPAIR/MAINT		
RDS/GROUNDS	.01	4
SECURITY		
ADMINISTRATIVE	.82	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

40-49 YEARS LESS THAN 5 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	20 BLDS	479,455 SQ. FT.				364,035 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	20					12.01	11.00	9.45	11.56
RETAIL AREA									
OTHER AREA	14	9.09	4.90	4.90	6.50				
TOTAL RENT	20	11.31	9.50	9.06	10.68				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	20	11.31	9.50	9.06	10.68				
EXPENSE									
CLEANING	19	1.10	.54	.44	.85	1.10	.54	.44	.85
REPAIR-MAINT	17	2.31	2.64	1.43	3.33	2.31	2.64	1.43	3.33
UTILITIES	19	2.37	1.71	1.57	1.98	2.37	1.71	1.57	1.98
RDS/GRNDS/SEC	18	.17	.21	.11	.26	.22	.28	.19	.31
ADMINISTRATIVE	20	.67	.37	.34	.65	.68	.46	.43	.71
TOTAL OPER EXP	15	5.27	5.62	4.43	6.18	6.35	7.45	4.90	8.11
FIXED EXPENSES	19	1.06	.63	.61	.88	1.36	.78	.78	.95
TOTAL OPER+FIX	15	5.95	6.23	5.53	6.82	7.16	8.31	6.70	9.09
LEASING EXP	8	.10	.16	.02	.21				
TOTAL PAYROLL	4	.71	.06	.54	.85				
TOTAL CONTRACT	20	1.38	.83	.67	1.84				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6875	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	456	4
AVG % OFFICE OCCUPANCY	98.7	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.10	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.78	18

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.10	19
PAYROLL	.05	3
CONTRACT	1.09	19
SUP/MAT/MISC		
TRASH REMOVAL	.02	2
REPR/MAINT TOTAL	2.31	17
PAYROLL	.50	4
ELEVATOR	.08	3
HVAC	.67	17
ELECTRICAL	.06	14
STRUCT/ROOF	.26	16
PLUMBING	.02	9
FIRE/LIFE SFTY	.07	15
OTHER MAINT/SUP	1.13	18

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.37	19
ELECTRICAL	1.37	19
GAS	.19	4
FUEL OIL	1.00	11
PURCH STEAM	1.01	4
PURCH CH WTR		
COAL		
WATER/SEWER	.10	17
RDS/GNDS/SEC TOTAL	.17	18
RDS/GNDS TOTAL	.16	17
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	17
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.06	4
SEC PAYROLL	.01	2
SEC CONTRACTS	.06	4
SEC OTHER		
ADMIN TOTAL	.67	20
PAYROLL	.16	4
MGMT FEES	.71	16
PROF FEES		
GEN OFC EXP	.18	4
OTHER ADM EXP	.34	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.06	19
REAL ESTATE TAX	1.12	18
BUILDING INS	.02	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.10	8
ADV/PROMOTION		
COMMISSIONS	.04	5
PROF FEES		
TENANT ALTS	.03	3
BUY-OUTS		
OTHER LEASING	.16	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.71	4
CLEANING	.05	3
REPAIR/MAINT	.50	4
RDS/GROUNDS		
SECURITY	.01	2
ADMINISTRATIVE	.16	4
TOTAL CONTRACTS	1.38	20
CLEANING	1.09	19
REPAIR/MAINT	.56	4
RDS/GROUNDS	.16	17
SECURITY	.08	4
ADMINISTRATIVE	.71	16

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

50 OR MORE YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	29 BLDS	620,505 SQ. FT.				495,048 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	28					13.71	11.73	9.73	16.35
RETAIL AREA									
OTHER AREA	19	5.04	4.00	1.61	6.67				
TOTAL RENT	28	11.96	10.53	8.14	15.12				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	28	11.96	10.53	8.14	15.12				
EXPENSE									
CLEANING	26	1.05	1.01	.78	1.33	1.05	1.01	.78	1.33
REPAIR-MAINT	27	2.05	1.98	1.56	2.83	2.05	1.98	1.56	2.83
UTILITIES	29	1.36	1.52	.96	2.05	1.36	1.52	.96	2.05
RDS/GRNDS/SEC	24	.20	.21	.08	.39	.26	.28	.10	.52
ADMINISTRATIVE	29	.52	.48	.32	.63	.65	.65	.37	.80
TOTAL OPER EXP	24	5.13	5.41	4.69	6.40	6.40	7.47	5.21	8.39
FIXED EXPENSES	29	1.79	1.39	1.01	2.11	2.25	1.91	1.24	3.03
TOTAL OPER+FIX	24	6.92	6.99	6.17	8.49	8.62	9.44	6.78	11.15
LEASING EXP	12	.18	.21	.06	.21				
TOTAL PAYROLL	6	.74	1.02	.57	1.11				
TOTAL CONTRACT	29	1.36	1.26	.86	2.22				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9110	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	386	4
AVG % OFFICE OCCUPANCY	95.5	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.96	6
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.77	23

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.05	26
PAYROLL	.07	6
CONTRACT	1.02	26
SUP/MAT/MISC	.02	4
TRASH REMOVAL		
REPR/MAINT TOTAL	2.05	27
PAYROLL	.56	6
ELEVATOR	.15	13
HVAC	.55	27
ELECTRICAL	.15	24
STRUCT/ROOF	.16	25
PLUMBING	.07	21
FIRE/LIFE SFTY	.09	24
OTHER MAINT/SUP	.81	27

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.36	29
ELECTRICAL	.99	29
GAS	.34	11
FUEL OIL	.54	9
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	21
RDS/GNDS/SEC TOTAL	.20	24
RDS/GNDS TOTAL	.20	24
RDS/GNDS PAYRL	.01	4
RDS/GNDS CONTR	.20	24
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.52	29
PAYROLL	.11	6
MGMT FEES	.56	23
PROF FEES		
GEN OFC EXP	.18	6
OTHER ADM EXP	.22	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.79	29
REAL ESTATE TAX	1.79	29
BUILDING INS	.02	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.18	12
ADV/PROMOTION		
COMMISSIONS	.06	9
PROF FEES		
TENANT ALTS	.16	4
BUY-OUTS		
OTHER LEASING	.16	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.74	6
CLEANING	.07	6
REPAIR/MAINT	.56	6
RDS/GROUNDS	.01	4
SECURITY		
ADMINISTRATIVE	.11	6
TOTAL CONTRACTS	1.36	29
CLEANING	1.02	26
REPAIR/MAINT	.60	6
RDS/GROUNDS	.20	24
SECURITY		
ADMINISTRATIVE	.56	23

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

50 OR MORE YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	1,758,278 SQ. FT.				1,376,653 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	13					20.24	15.71	13.49	18.41
RETAIL AREA									
OTHER AREA	12	9.22	8.05	4.66	10.49				
TOTAL RENT	13	17.85	14.41	11.86	16.05				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	13	17.85	14.41	11.86	16.05				
EXPENSE									
CLEANING	13	.79	.80	.66	.88	.79	.80	.66	.88
REPAIR-MAINT	11	2.81	2.90	2.06	3.33	2.81	2.90	2.06	3.33
UTILITIES	13	1.56	1.34	1.11	1.92	1.56	1.34	1.11	1.92
RDS/GRNDS/SEC	10	.04	.05	.02	.05	.05	.06	.02	.06
ADMINISTRATIVE	13	.78	.65	.51	1.02	1.00	.82	.71	1.07
TOTAL OPER EXP	11	5.91	5.72	5.13	6.17	7.53	6.86	6.33	8.33
FIXED EXPENSES	13	1.44	1.75	1.02	2.73	1.84	2.24	1.53	3.73
TOTAL OPER+FIX	11	7.31	7.33	6.26	8.28	9.32	10.41	7.70	11.06
LEASING EXP	8	1.02	.30	.03	1.09				
TOTAL PAYROLL									
TOTAL CONTRACT	13	.84	.82	.66	1.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.73	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.79	13
PAYROLL		
CONTRACT	.79	13
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.81	11
PAYROLL		
ELEVATOR	.26	11
HVAC	.87	11
ELECTRICAL	.21	10
STRUCT/ROOF	.13	11
PLUMBING	.08	10
FIRE/LIFE SFTY	.49	11
OTHER MAINT/SUP	.83	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.56	13
ELECTRICAL	1.16	13
GAS	.23	7
FUEL OIL	.18	7
PURCH STEAM	.38	3
PURCH CH WTR		
COAL		
WATER/SEWER	.04	12
RDS/GNDS/SEC TOTAL	.04	10
RDS/GNDS TOTAL	.04	10
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	10
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.78	13
PAYROLL		
MGMT FEES	.79	12
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.44	13
REAL ESTATE TAX	1.44	13
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.02	8
ADV/PROMOTION		
COMMISSIONS	.02	3
PROF FEES		
TENANT ALTS	1.05	7
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.84	13
CLEANING	.79	13
REPAIR/MAINT		
RDS/GROUNDS	.04	10
SECURITY		
ADMINISTRATIVE	.79	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

50 OR MORE YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	471,506 SQ. FT.				414,346 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	4					19.60	19.23	17.69	20.54
RETAIL AREA									
OTHER AREA	4	10.01	9.51	9.04	10.32				
TOTAL RENT	4	18.44	17.90	16.03	19.73				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	18.44	17.90	16.03	19.73				
EXPENSE									
CLEANING	4	.73	.73	.66	.91	.73	.73	.66	.91
REPAIR-MAINT	3	3.06	3.00			3.06	3.00		
UTILITIES	4	1.89	2.11	1.48	2.31	1.89	2.11	1.48	2.31
RDS/GRNDS/SEC	2	.02	.03			.03	.04		
ADMINISTRATIVE	4	.93	.94	.80	1.07	1.08	1.09	.96	1.24
TOTAL OPER EXP	3	6.57	5.67			7.42	7.40		
FIXED EXPENSES	4	2.87	2.59	1.99	3.38	3.26	3.12	2.26	3.87
TOTAL OPER+FIX	3	9.53	9.35			10.77	11.11		
LEASING EXP	4	.70	.51	.07	1.67				
TOTAL PAYROLL									
TOTAL CONTRACT	4	.75	.76	.69	.94				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.78	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	4
PAYROLL		
CONTRACT	.73	4
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	3.06	3
PAYROLL		
ELEVATOR	.33	3
HVAC	1.13	3
ELECTRICAL	.10	3
STRUCT/ROOF	.04	3
PLUMBING	.09	3
FIRE/LIFE SFTY	.23	3
OTHER MAINT/SUP	1.14	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.89	4
ELECTRICAL	1.23	4
GAS	.22	3
FUEL OIL		
PURCH STEAM	.27	2
PURCH CH WTR		
COAL		
WATER/SEWER	.25	4
RDS/GNDS/SEC TOTAL	.02	2
RDS/GNDS TOTAL	.02	2
RDS/GNDS PAYROLL		
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.93	4
PAYROLL		
MGMT FEES	.71	4
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.87	4
REAL ESTATE TAX	2.87	4
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.70	4
ADV/PROMOTION		
COMMISSIONS	.03	3
PROF FEES		
TENANT ALTS	.68	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.75	4
CLEANING	.73	4
REPAIR/MAINT		
RDS/GROUNDS	.02	2
SECURITY		
ADMINISTRATIVE	.93	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

0-9 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS	1,937,189 SQ. FT.				1,705,350 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					19.71	17.19	15.95	20.89
RETAIL AREA									
OTHER AREA	9	14.64	16.00	7.47	19.18				
TOTAL RENT	12	20.54	16.91	15.75	22.98				
NET PARKING INC	2	.93	.94						
MISCELLANEOUS									
TOTAL INCOME	12	20.54	16.91	15.75	22.98				
EXPENSE									
CLEANING	17	1.10	1.26	.84	1.60	1.17	1.30	.84	1.78
REPAIR-MAINT	16	2.08	1.89	1.16	3.14	2.23	1.89	1.24	3.14
UTILITIES	18	1.70	1.81	1.52	2.31	1.81	2.00	1.72	2.31
RDS/GRNDS/SEC	16	.42	.29	.08	.63	.49	.34	.08	.87
ADMINISTRATIVE	17	.66	.59	.51	.98	.74	.74	.55	1.16
TOTAL OPER EXP	15	6.12	6.62	4.78	8.60	6.99	7.00	5.66	9.57
FIXED EXPENSES	13	4.56	2.53	1.61	4.17	5.22	3.53	1.71	5.04
TOTAL OPER + FIX	12	11.33	10.51	8.18	11.12	13.11	11.98	8.35	13.65
LEASING EXP	5	.16	.10	.01	.88				
TOTAL PAYROLL	4	.96	.96	.52	1.44				
TOTAL CONTRACT	17	2.12	1.70	1.17	2.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	35639	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	255	2
AVG % OFFICE OCCUPANCY	99.6	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL	561.73	2
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.10	17
PAYROLL	.15	2
CONTRACT	1.05	17
SUP/MAT/MISC	.01	3
TRASH REMOVAL		
REPR/MAINT TOTAL	2.08	16
PAYROLL	.84	2
ELEVATOR	.18	13
HVAC	.63	14
ELECTRICAL	.12	14
STRUCT/ROOF	.14	15
PLUMBING	.04	10
FIRE/LIFE SFTY	.31	15
OTHER MAINT/SUP	.51	17

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.70	17
ELECTRICAL	1.57	17
GAS	.04	2
FUEL OIL	.67	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	5
RDS/GNDS/SEC TOTAL	.42	16
RDS/GNDS TOTAL	.10	15
RDS/GNDS PAYRL	.01	2
RDS/GNDS CONTR	.09	15
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.53	4
SEC PAYROLL		
SEC CONTRACTS	.52	3
SEC OTHER	.46	2
ADMIN TOTAL	.78	16
PAYROLL	.45	2
MGMT FEES	.54	14
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.02	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.56	13
REAL ESTATE TAX	5.04	11
BUILDING INS		
PERS PROP TAX	3.08	2
OTHER TAX		
LEASING EXPENSES	.16	5
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.16	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.96	4
CLEANING	.15	2
REPAIR/MAINT	.84	2
RDS/GROUNDS	.01	2
SECURITY		
ADMINISTRATIVE	.45	2
TOTAL CONTRACTS	2.12	17
CLEANING	1.05	17
REPAIR/MAINT	1.16	3
RDS/GROUNDS	.09	15
SECURITY	.52	3
ADMINISTRATIVE	.54	14

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

0-9 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	170,110 SQ. FT.				153,375 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					16.03	16.80	15.95	16.82
RETAIL AREA									
OTHER AREA	6	22.88	16.50	15.90	17.80				
TOTAL RENT	9	17.51	16.77	15.75	23.79				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	9	17.51	16.77	15.75	23.79				
EXPENSE									
CLEANING	9	1.18	1.54	.72	2.12	1.18	1.54	.72	2.12
REPAIR-MAINT	8	2.98	2.12	1.69	3.14	2.98	2.12	1.69	3.14
UTILITIES	9	2.25	2.15	1.79	2.48	2.25	2.15	1.79	2.48
RDS/GRNDS/SEC	9	.22	.20	.05	.59	.24	.20	.05	1.01
ADMINISTRATIVE	9	.64	.59	.55	.89	.71	.74	.58	1.02
TOTAL OPER EXP	8	7.19	6.81	6.24	8.60	7.82	7.81	6.43	9.74
FIXED EXPENSES	7	2.30	1.98	1.50	2.20	2.50	2.06	1.71	3.55
TOTAL OPER + FIX	7	9.44	9.06	8.18	10.51	10.28	10.65	8.35	12.33
LEASING EXP	2	.99	.88						
TOTAL PAYROLL									
TOTAL CONTRACT	9	1.40	1.80	.84	2.48				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.18	9
PAYROLL		
CONTRACT	1.18	9
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.98	8
PAYROLL		
ELEVATOR	.15	6
HVAC	1.11	8
ELECTRICAL	.19	8
STRUCT/ROOF	.08	9
PLUMBING	.08	7
FIRE/LIFE SFTY	.64	9
OTHER MAINT/SUP	.09	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.25	9
ELECTRICAL	2.25	9
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.22	9
RDS/GNDS TOTAL	.22	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.22	9
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.64	9
PAYROLL		
MGMT FEES	.64	9
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.30	7
REAL ESTATE TAX	2.30	7
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.99	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.99	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.40	9
CLEANING	1.18	9
REPAIR/MAINT		
RDS/GROUNDS	.22	9
SECURITY		
ADMINISTRATIVE	.64	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

0-9 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	619,920 SQ. FT.				615,974 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.12	.95			1.12	.95		
REPAIR-MAINT	2	1.40	1.38			1.40	1.38		
UTILITIES	3	1.99	1.77			1.99	1.77		
RDS/GRNDS/SEC	2	.18	.16			.18	.16		
ADMINISTRATIVE	3	.92	.86			.92	.89		
TOTAL OPER EXP	2	6.96	6.73			6.96	6.73		
FIXED EXPENSES	2	4.27	4.66			4.32	4.75		
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	3	3.26	1.99						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL	561.73	2
RENTABLE/GROSS SQFT	.84	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.12	3
PAYROLL		
CONTRACT	1.10	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.40	2
PAYROLL		
ELEVATOR	.33	2
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.48	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.12	2
ELECTRICAL	1.84	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.18	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	1.43	2
PAYROLL		
MGMT FEES	.31	2
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.27	2
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	3.26	3
CLEANING	1.10	3
REPAIR/MAINT	1.51	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.31	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	59 BLDS	10,307,380 SQ. FT.				9,164,856 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	42					20.81	16.66	13.34	18.50
RETAIL AREA	7	17.29	18.54	12.30	21.28				
OTHER AREA	31	14.16	12.89	10.64	16.13				
TOTAL RENT	42	20.06	16.10	13.19	17.91				
NET PARKING INC	2	.14	.26						
MISCELLANEOUS									
TOTAL INCOME	42	20.07	16.10	13.19	17.91				
EXPENSE									
CLEANING	57	.91	.90	.73	1.35	.91	.90	.72	1.35
REPAIR-MAINT	55	2.13	1.92	1.36	2.71	2.14	1.92	1.37	2.73
UTILITIES	57	1.91	1.77	1.30	2.20	1.91	1.80	1.30	2.20
RDS/GRNDS/SEC	56	.29	.27	.13	.57	.32	.35	.16	.72
ADMINISTRATIVE	48	.78	.68	.54	.93	.87	.88	.58	1.29
TOTAL OPER EXP	51	5.79	5.69	4.35	6.99	6.51	6.32	5.05	8.00
FIXED EXPENSES	49	2.13	1.79	1.39	2.81	2.42	2.41	1.44	3.50
TOTAL OPER+FIX	44	7.54	7.43	6.07	9.41	8.56	8.53	6.81	11.76
LEASING EXP	29	.29	.21	.06	.26				
TOTAL PAYROLL	22	1.78	.90	.62	1.83				
TOTAL CONTRACT	54	1.06	1.23	.93	2.16				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17112	21
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	215	20
AVG % OFFICE OCCUPANCY	98.7	24
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.58	9
AVG NET PRKNG INC/STALL	667.66	2
RENTABLE/GROSS SQFT	.75	49

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.91	53
PAYROLL	.44	21
CONTRACT	.79	51
SUP/MAT/MISC	.06	15
TRASH REMOVAL	.04	6
REPR/MAINT TOTAL	2.13	51
PAYROLL	.98	22
ELEVATOR	.22	43
HVAC	.49	50
ELECTRICAL	.11	48
STRUCT/ROOF	.08	48
PLUMBING	.04	34
FIRE/LIFE SFTY	.32	47
OTHER MAINT/SUP	.62	50

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.93	55
ELECTRICAL	1.48	55
GAS	.15	24
FUEL OIL	.07	16
PURCH STEAM	.33	8
PURCH CH WTR	.41	3
COAL		
WATER/SEWER	.16	38
RDS/GNDS/SEC TOTAL	.27	52
RDS/GNDS TOTAL	.11	50
RDS/GNDS PAYRL	.01	18
RDS/GNDS CONTR	.11	49
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.50	19
SEC PAYROLL	.25	11
SEC CONTRACTS	.34	10
SEC OTHER	.41	8
ADMIN TOTAL	.81	44
PAYROLL	.28	11
MGMT FEES	.83	34
PROF FEES		
GEN OFC EXP	.15	10
OTHER ADM EXP	.15	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.13	49
REAL ESTATE TAX	2.13	49
BUILDING INS	.03	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.29	29
ADV/PROMOTION		
COMMISSIONS	.03	18
PROF FEES		
TENANT ALTS	.30	19
BUY-OUTS		
OTHER LEASING	.17	9

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.78	22
CLEANING	.44	21
REPAIR/MAINT	.98	22
RDS/GROUNDS	.01	18
SECURITY	.25	11
ADMINISTRATIVE	.28	11
TOTAL CONTRACTS	1.06	54
CLEANING	.79	51
REPAIR/MAINT	.87	19
RDS/GROUNDS	.11	49
SECURITY	.34	10
ADMINISTRATIVE	.83	34

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

10-19 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	25 BLDS	588,812 SQ. FT.				514,007 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	22					15.05	14.36	12.54	16.70
RETAIL AREA									
OTHER AREA	12	9.91	11.09	4.83	16.50				
TOTAL RENT	22	14.46	14.15	12.29	16.21				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	22	14.49	14.15	12.29	16.21				
EXPENSE									
CLEANING	24	1.24	1.32	1.00	1.91	1.25	1.32	1.03	1.91
REPAIR-MAINT	21	1.99	2.28	1.38	2.49	2.01	2.33	1.38	2.58
UTILITIES	25	1.73	1.70	1.18	2.53	1.74	1.80	1.18	2.53
RDS/GRNDS/SEC	25	.47	.26	.15	.52	.53	.35	.19	.83
ADMINISTRATIVE	22	.68	.67	.55	1.01	.78	.99	.57	1.57
TOTAL OPER EXP	20	5.78	6.20	4.23	7.35	6.49	7.72	4.26	9.86
FIXED EXPENSES	24	1.76	1.71	1.40	2.15	2.02	2.01	1.44	3.35
TOTAL OPER + FIX	20	7.54	8.03	5.74	9.53	8.47	10.06	5.77	12.26
LEASING EXP	14	.36	.21	.21	.24				
TOTAL PAYROLL	11	1.00	.88	.67	1.14				
TOTAL CONTRACT	25	1.99	2.12	1.32	3.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7536	10
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	352	8
AVG % OFFICE OCCUPANCY	99.9	10
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.69	8
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	17

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.24**	**24**
PAYROLL	.20	11
CONTRACT	1.09	24
SUP/MAT/MISC	.04	8
TRASH REMOVAL	.04	2
REPR/MAINT TOTAL	**1.99**	**21**
PAYROLL	.65	11
ELEVATOR	.09	14
HVAC	.46	21
ELECTRICAL	.12	20
STRUCT/ROOF	.22	20
PLUMBING	.05	14
FIRE/LIFE SFTY	.08	19
OTHER MAINT/SUP	.57	21

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.73**	**25**
ELECTRICAL	1.40	25
GAS	.24	11
FUEL OIL	.82	5
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	16
RDS/GNDS/SEC TOTAL	**.47**	**25**
RDS/GNDS TOTAL	.32	25
RDS/GNDS PAYRL	.04	10
RDS/GNDS CONTR	.30	25
RDS/GNDS OTHER	.01	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	9
SEC PAYROLL	.03	3
SEC CONTRACTS	.29	4
SEC OTHER	.26	4
ADMIN TOTAL	**.68**	**22**
PAYROLL	.16	8
MGMT FEES	.92	14
PROF FEES		
GEN OFC EXP	.25	8
OTHER ADM EXP	.23	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.76**	**24**
REAL ESTATE TAX	1.75	24
BUILDING INS	.03	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.36**	**14**
ADV/PROMOTION		
COMMISSIONS	.06	10
PROF FEES		
TENANT ALTS	.65	6
BUY-OUTS		
OTHER LEASING	.17	8

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.00**	**11**
CLEANING	.20	11
REPAIR/MAINT	.65	11
RDS/GROUNDS	.04	10
SECURITY	.03	3
ADMINISTRATIVE	.16	8
TOTAL CONTRACTS	**1.99**	**25**
CLEANING	1.09	24
REPAIR/MAINT	.74	11
RDS/GROUNDS	.30	25
SECURITY	.29	4
ADMINISTRATIVE	.92	14

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	362,899 SQ. FT.				280,551 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					14.81	15.00		
RETAIL AREA									
OTHER AREA	3	12.72	12.70						
TOTAL RENT	3	14.20	14.09						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	14.20	14.09						
EXPENSE									
CLEANING	5	.79	.88	.49	.97	.79	.88	.49	.97
REPAIR-MAINT	5	2.10	1.55	.81	3.66	2.10	1.55	.81	3.66
UTILITIES	4	1.89	1.86	1.76	2.04	1.89	1.86	1.76	2.04
RDS/GRNDS/SEC	5	.46	.25	.10	1.00	.60	.49	.14	1.16
ADMINISTRATIVE	4	.44	.54	.28	.55	.59	.76	.32	.98
TOTAL OPER EXP	4	5.08	4.97	3.97	5.87	6.69	6.33	5.38	8.65
FIXED EXPENSES	4	2.64	1.80	1.70	3.18	3.48	3.18	2.35	4.30
TOTAL OPER + FIX	4	7.72	6.77	5.67	9.05	10.17	10.20	7.73	13.15
LEASING EXP	2	.67	.65						
TOTAL PAYROLL									
TOTAL CONTRACT	4	1.27	1.14	.71	1.71				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8856	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	198	2
AVG % OFFICE OCCUPANCY	99.4	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.80	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.82**	**4**
PAYROLL		
CONTRACT	.82	4
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	**1.66**	**4**
PAYROLL		
ELEVATOR	.16	3
HVAC	.25	4
ELECTRICAL	.09	3
STRUCT/ROOF	.09	4
PLUMBING		
FIRE/LIFE SFTY	.04	4
OTHER MAINT/SUP	.99	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.89**	**4**
ELECTRICAL	1.86	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	**.31**	**4**
RDS/GNDS TOTAL	.17	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.17	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.55**	**3**
PAYROLL		
MGMT FEES	.55	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.64**	**4**
REAL ESTATE TAX	2.64	4
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.67**	**2**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.59	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**1.27**	**4**
CLEANING	.82	4
REPAIR/MAINT		
RDS/GROUNDS	.17	4
SECURITY		
ADMINISTRATIVE	.55	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

10-19 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS	3,362,062 SQ. FT.				3,021,589 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	9					18.68	17.27	16.40	21.27
RETAIL AREA	2	11.46	11.47						
OTHER AREA	8	16.02	14.79	9.81	18.42				
TOTAL RENT	9	18.36	17.56	16.05	20.91				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	9	18.37	17.56	16.10	20.91				
EXPENSE									
CLEANING	18	1.06	.84	.71	.95	1.06	.84	.71	.96
REPAIR-MAINT	19	2.07	1.87	1.48	2.53	2.08	1.87	1.49	2.53
UTILITIES	18	1.55	1.70	1.28	1.87	1.55	1.70	1.28	1.89
RDS/GRNDS/SEC	19	.38	.33	.20	.66	.43	.37	.21	.70
ADMINISTRATIVE	14	.73	.64	.48	.89	.81	.71	.46	1.04
TOTAL OPER EXP	17	5.64	5.15	4.37	6.75	6.32	5.58	4.92	8.40
FIXED EXPENSES	13	2.63	2.76	2.10	3.09	2.87	2.94	2.43	3.49
TOTAL OPER + FIX	12	7.90	7.62	7.26	9.10	8.91	8.52	8.20	9.74
LEASING EXP	6	.12	.09	.01	.20				
TOTAL PAYROLL	8	2.35	2.05	.68	4.07				
TOTAL CONTRACT	15	1.06	.95	.68	1.41				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20189	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	191	8
AVG % OFFICE OCCUPANCY	98.8	10
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.83	17

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.09	15
PAYROLL	.86	7
CONTRACT	.74	13
SUP/MAT/MISC	.13	5
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	2.11	18
PAYROLL	.78	8
ELEVATOR	.13	16
HVAC	.51	15
ELECTRICAL	.13	15
STRUCT/ROOF	.08	14
PLUMBING	.03	11
FIRE/LIFE SFTY	.19	14
OTHER MAINT/SUP	.78	15

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.59	18
ELECTRICAL	1.21	16
GAS	.26	7
FUEL OIL	.18	6
PURCH STEAM	.60	3
PURCH CH WTR		
COAL		
WATER/SEWER	.08	11
RDS/GNDS/SEC TOTAL	.37	18
RDS/GNDS TOTAL	.15	13
RDS/GNDS PAYRL	.02	5
RDS/GNDS CONTR	.15	13
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.54	7
SEC PAYROLL	.37	6
SEC CONTRACTS	.27	4
SEC OTHER	.24	3
ADMIN TOTAL	.82	11
PAYROLL	.33	3
MGMT FEES	.85	9
PROF FEES		
GEN OFC EXP	.09	2
OTHER ADM EXP	.13	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.63	13
REAL ESTATE TAX	2.63	13
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.12	6
ADV/PROMOTION		
COMMISSIONS	.02	3
PROF FEES		
TENANT ALTS	.09	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.35	8
CLEANING	.86	7
REPAIR/MAINT	.78	8
RDS/GROUNDS	.02	5
SECURITY	.37	6
ADMINISTRATIVE	.33	3
TOTAL CONTRACTS	1.06	15
CLEANING	.74	13
REPAIR/MAINT	.63	6
RDS/GROUNDS	.15	13
SECURITY	.27	4
ADMINISTRATIVE	.85	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,006,768 SQ. FT.				1,778,720 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					22.69	18.09	17.49	25.54
RETAIL AREA	2	19.18	17.11						
OTHER AREA	4	13.88	13.56	11.66	15.50				
TOTAL RENT	4	21.91	17.66	17.03	25.12				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	21.91	17.66	17.03	25.12				
EXPENSE									
CLEANING	5	.72	.72	.66	.79	.73	.72	.66	.81
REPAIR-MAINT	5	2.24	1.40	1.12	3.39	2.26	1.40	1.12	3.44
UTILITIES	5	1.65	1.50	1.25	2.06	1.66	1.50	1.26	2.07
RDS/GRNDS/SEC	5	.16	.13	.03	.36	.18	.14	.03	.45
ADMINISTRATIVE	4	.85	.72	.68	.96	.94	.82	.77	1.03
TOTAL OPER EXP	5	5.49	4.97	3.88	6.81	6.20	5.71	4.76	7.28
FIXED EXPENSES	5	1.34	1.22	.48	2.64	1.51	1.24	.55	3.33
TOTAL OPER + FIX	5	6.83	6.85	5.86	7.82	7.70	7.64	6.57	9.01
LEASING EXP	3	.84	.06						
TOTAL PAYROLL									
TOTAL CONTRACT	5	.86	.87	.68	1.03				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.76	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.72	5
PAYROLL		
CONTRACT	.70	5
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.24	5
PAYROLL		
ELEVATOR	.20	5
HVAC	.62	5
ELECTRICAL	.13	5
STRUCT/ROOF	.10	5
PLUMBING	.04	4
FIRE/LIFE SFTY	.45	5
OTHER MAINT/SUP	.67	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.65	5
ELECTRICAL	1.23	5
GAS	.19	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.16	4
RDS/GNDS/SEC TOTAL	.16	5
RDS/GNDS TOTAL	.09	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.85	4
PAYROLL		
MGMT FEES	.85	4
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.34	5
REAL ESTATE TAX	1.34	5
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.84	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.84	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.86	5
CLEANING	.70	5
REPAIR/MAINT		
RDS/GROUNDS	.10	4
SECURITY		
ADMINISTRATIVE	.85	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

10-19 YEARS MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	3,966,819 SQ. FT.				3,560,900 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					22.23	22.26	21.12	22.86
RETAIL AREA	2	21.78	23.61						
OTHER AREA	4	14.08	14.08	13.06	15.60				
TOTAL RENT	4	21.33	21.65	20.03	22.20				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	21.33	21.65	20.03	22.20				
EXPENSE									
CLEANING	5	.84	.87	.62	1.01	.84	.87	.62	1.01
REPAIR-MAINT	5	2.15	2.46	1.06	2.82	2.15	2.46	1.06	2.82
UTILITIES	5	2.36	2.42	2.13	2.54	2.36	2.42	2.13	2.54
RDS/GRNDS/SEC	3	.21	.01			.23	.01		
ADMINISTRATIVE	4	.82	.82	.74	.87	.92	.89	.88	.95
TOTAL OPER EXP	5	6.12	6.02	5.00	6.99	6.80	6.43	5.89	7.60
FIXED EXPENSES	3	2.34	.42			2.64	.46		
TOTAL OPER + FIX	3	7.79	6.13			8.80	6.77		
LEASING EXP	4	.19	.13	.07	.29				
TOTAL PAYROLL									
TOTAL CONTRACT	5	1.00	.87	.62	1.36				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.69	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.84	5
PAYROLL		
CONTRACT	.82	5
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.15	5
PAYROLL		
ELEVATOR	.31	5
HVAC	.43	5
ELECTRICAL	.09	5
STRUCT/ROOF	.04	5
PLUMBING	.05	4
FIRE/LIFE SFTY	.39	5
OTHER MAINT/SUP	.48	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.36	5
ELECTRICAL	1.79	5
GAS	.05	3
FUEL OIL	.01	3
PURCH STEAM	.28	4
PURCH CH WTR	.40	2
COAL		
WATER/SEWER	.23	4
RDS/GNDS/SEC TOTAL	.21	3
RDS/GNDS TOTAL	.03	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.82	4
PAYROLL		
MGMT FEES	.82	4
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.34	3
REAL ESTATE TAX	2.34	3
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.19	4
ADV/PROMOTION		
COMMISSIONS	.02	3
PROF FEES		
TENANT ALTS	.17	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.00	5
CLEANING	.82	5
REPAIR/MAINT		
RDS/GROUNDS	.03	3
SECURITY		
ADMINISTRATIVE	.82	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS ALL SIZES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	41 BLDS	4,584,245 SQ. FT.				4,099,812 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	29					18.27	14.57	11.35	17.73
RETAIL AREA	3	12.94	13.15						
OTHER AREA	21	9.27	8.45	3.85	18.06				
TOTAL RENT	29	17.32	13.57	9.75	17.27				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	29	17.32	13.57	9.75	17.27				
EXPENSE									
CLEANING	33	.95	1.09	.87	1.78	.97	1.12	.87	1.78
REPAIR-MAINT	38	2.31	2.27	1.60	2.94	2.35	2.27	1.65	2.94
UTILITIES	41	2.12	1.98	1.47	2.18	2.16	1.98	1.47	2.23
RDS/GRNDS/SEC	37	.66	.33	.11	.70	.74	.46	.14	.79
ADMINISTRATIVE	33	.58	.60	.39	.85	.63	.66	.42	.99
TOTAL OPER EXP	31	5.67	6.16	5.23	7.02	6.37	7.08	5.98	8.52
FIXED EXPENSES	37	3.26	1.82	1.17	3.11	3.66	2.25	1.37	3.81
TOTAL OPER + FIX	30	9.56	8.68	7.52	10.05	10.75	9.85	9.07	12.54
LEASING EXP	21	.23	.09	.02	.41				
TOTAL PAYROLL	16	2.00	.86	.45	1.38				
TOTAL CONTRACT	41	1.41	1.88	1.18	2.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	29033	14
AVG SQFT/RETAIL TENANT	7166	3
AVG SQFT/OFFICE WORKER	210	14
AVG % OFFICE OCCUPANCY	98.1	14
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	16.48	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.74	37

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.95	33
PAYROLL	.04	10
CONTRACT	.92	33
SUP/MAT/MISC	.02	5
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	2.04	37
PAYROLL	.85	15
ELEVATOR	.17	25
HVAC	.42	36
ELECTRICAL	.21	35
STRUCT/ROOF	.16	29
PLUMBING	.05	20
FIRE/LIFE SFTY	.08	33
OTHER MAINT/SUP	.44	37

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.13	40
ELECTRICAL	1.49	40
GAS	.41	19
FUEL OIL	.11	17
PURCH STEAM	.40	4
PURCH CH WTR	.71	3
COAL		
WATER/SEWER	.15	27
RDS/GNDS/SEC TOTAL	.66	37
RDS/GNDS TOTAL	.10	34
RDS/GNDS PAYRL	.01	10
RDS/GNDS CONTR	10	34
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.72	14
SEC PAYROLL	.90	5
SEC CONTRACTS	.28	10
SEC OTHER	.35	7
ADMIN TOTAL	.58	33
PAYROLL	.36	8
MGMT FEES	.77	24
PROF FEES	.05	2
GEN OFC EXP	.07	7
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.26	37
REAL ESTATE TAX	3.20	37
BUILDING INS	.05	6
PERS PROP TAX		
OTHER TAX	.28	2
LEASING EXPENSES	.23	21
ADV/PROMOTION		
COMMISSIONS	.01	9
PROF FEES		
TENANT ALTS	.13	15
BUY-OUTS		
OTHER LEASING	.39	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.00	16
CLEANING	.04	10
REPAIR/MAINT	.85	15
RDS/GROUNDS	.01	10
SECURITY	.90	5
ADMINISTRATIVE	.36	8
TOTAL CONTRACTS	1.41	41
CLEANING	.92	33
REPAIR/MAINT	.71	15
RDS/GROUNDS	.10	34
SECURITY	.28	10
ADMINISTRATIVE	.52	26

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

20-29 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	20 BLDS	336,341 SQ. FT.				275,721 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	20					13.65	13.32	10.75	15.09
RETAIL AREA									
OTHER AREA	14	7.29	6.55	3.70	18.03				
TOTAL RENT	20	12.47	11.59	9.29	14.40				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	20	12.47	11.59	9.29	14.40				
EXPENSE									
CLEANING	16	1.74	1.37	1.12	2.74	1.74	1.37	1.12	2.74
REPAIR-MAINT	17	3.05	2.81	1.77	3.32	3.05	2.81	1.77	3.32
UTILITIES	20	1.37	1.61	1.12	2.15	1.37	1.61	1.12	2.15
RDS/GRNDS/SEC	18	.24	.28	.10	.45	.30	.33	.16	.50
ADMINISTRATIVE	20	.72	.76	.42	.92	.88	.90	.47	1.73
TOTAL OPER EXP	14	6.71	6.65	5.42	8.68	8.24	9.17	6.69	15.65
FIXED EXPENSES	20	1.91	1.45	.88	2.03	2.33	2.11	.97	3.57
TOTAL OPER+FIX	14	8.78	7.98	7.43	11.66	10.78	12.10	7.58	16.54
LEASING EXP	15	.32	.21	.03	.33				
TOTAL PAYROLL	3	1.62	1.29						
TOTAL CONTRACT	20	2.16	2.36	1.38	3.72				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3210	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	574	3
AVG % OFFICE OCCUPANCY	97.4	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.48	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.75	17

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.74**	**16**
PAYROLL	.15	2
CONTRACT	1.70	16
SUP/MAT/MISC	.04	3
TRASH REMOVAL	.03	2
REPR/MAINT TOTAL	**3.05**	**17**
PAYROLL	1.32	3
ELEVATOR	.10	6
HVAC	.76	16
ELECTRICAL	.25	15
STRUCT/ROOF	.26	13
PLUMBING	.08	11
FIRE/LIFE SFTY	.13	15
OTHER MAINT/SUP	1.20	17

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.37**	**20**
ELECTRICAL	.81	20
GAS	.36	10
FUEL OIL	.97	10
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	17
RDS/GNDS/SEC TOTAL	**.24**	**18**
RDS/GNDS TOTAL	.24	18
RDS/GNDS PAYRL	.11	2
RDS/GNDS CONTR	.23	18
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.72**	**20**
PAYROLL	.17	3
MGMT FEES	.51	17
PROF FEES		
GEN OFC EXP	.22	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.91**	**20**
REAL ESTATE TAX	1.91	20
BUILDING INS	.02	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.32**	**15**
ADV/PROMOTION		
COMMISSIONS	.04	7
PROF FEES		
TENANT ALTS	.35	10
BUY-OUTS		
OTHER LEASING	.16	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.62**	**3**
CLEANING	.15	2
REPAIR/MAINT	1.32	3
RDS/GROUNDS	.11	2
SECURITY		
ADMINISTRATIVE	.17	3
TOTAL CONTRACTS	**2.16**	**20**
CLEANING	1.70	16
REPAIR/MAINT	.70	3
RDS/GROUNDS	.23	18
SECURITY		
ADMINISTRATIVE	.81	17

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

20-29 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	786,932 SQ. FT.				663,107 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					19.61	17.23	13.85	28.94
RETAIL AREA									
OTHER AREA	5	7.87	8.45	5.32	14.04				
TOTAL RENT	5	18.52	16.05	13.52	24.07				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	18.52	16.05	13.52	24.07				
EXPENSE									
CLEANING	9	1.11	.93	.87	1.32	1.16	.95	.87	1.46
REPAIR-MAINT	11	2.04	1.94	1.47	2.67	2.14	1.94	1.62	2.68
UTILITIES	11	1.92	1.93	1.62	2.12	1.99	1.93	1.63	2.17
RDS/GRNDS/SEC	10	.54	.45	.11	1.02	.62	.51	.12	1.02
ADMINISTRATIVE	8	.42	.49	.25	.58	.49	.57	.35	.64
TOTAL OPER EXP	9	6.17	6.40	5.33	6.96	7.09	7.32	6.26	7.89
FIXED EXPENSES	8	2.36	1.86	1.65	2.78	2.78	2.02	1.83	3.25
TOTAL OPER+FIX	8	8.55	8.52	8.05	9.22	10.05	9.43	9.18	10.25
LEASING EXP	3	.19	.02						
TOTAL PAYROLL	5	.55	.46	.41	.83				
TOTAL CONTRACT	11	1.81	1.79	1.16	2.59				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13507	4
AVG SQFT/RETAIL TENANT	8393	2
AVG SQFT/OFFICE WORKER	194	4
AVG % OFFICE OCCUPANCY	98.3	4
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.79	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.11**	**9**
PAYROLL	.05	3
CONTRACT	1.09	9
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	**2.04**	**11**
PAYROLL	.42	5
ELEVATOR	.15	10
HVAC	.60	11
ELECTRICAL	.27	11
STRUCT/ROOF	.17	8
PLUMBING	.09	5
FIRE/LIFE SFTY	.15	9
OTHER MAINT/SUP	.56	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.94**	**10**
ELECTRICAL	1.37	10
GAS	.32	4
FUEL OIL	.59	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	6
RDS/GNDS/SEC TOTAL	**.54**	**10**
RDS/GNDS TOTAL	.33	9
RDS/GNDS PAYRL	.01	3
RDS/GNDS CONTR	.32	9
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.48	5
SEC PAYROLL		
SEC CONTRACTS	.44	3
SEC OTHER	.33	3
ADMIN TOTAL	**.42**	**8**
PAYROLL	.18	2
MGMT FEES	.59	5
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.36**	**8**
REAL ESTATE TAX	2.26	8
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.19**	**3**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.19	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.55**	**5**
CLEANING	.05	3
REPAIR/MAINT	.42	5
RDS/GROUNDS	.01	3
SECURITY		
ADMINISTRATIVE	.18	2
TOTAL CONTRACTS	**1.81**	**11**
CLEANING	1.09	9
REPAIR/MAINT	1.11	5
RDS/GROUNDS	.32	9
SECURITY	.44	3
ADMINISTRATIVE	.47	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

20-29 YEARS 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	939,024 SQ. FT.				845,725 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	.80	.75	.67	1.05	.82	.76	.67	1.07
REPAIR-MAINT	6	1.80	1.89	1.17	2.24	1.84	1.97	1.17	2.24
UTILITIES	6	1.99	2.05	1.74	2.22	2.03	2.05	1.89	2.22
RDS/GRNDS/SEC	6	.56	.50	.43	.76	.62	.54	.46	.88
ADMINISTRATIVE	2	.60	.50			.65	.54		
TOTAL OPER EXP	5	5.18	5.16	4.61	5.87	5.80	5.77	5.12	6.74
FIXED EXPENSES	5	3.17	3.24	2.61	3.59	3.56	3.79	2.90	4.02
TOTAL OPER+FIX	5	8.35	8.67	7.23	9.33	9.36	9.70	8.02	10.70
LEASING EXP									
TOTAL PAYROLL	5	.92	.73	.38	1.46				
TOTAL CONTRACT	6	1.88	2.00	1.62	2.68				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18402	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	288	5
AVG % OFFICE OCCUPANCY	94.1	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.73	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.80	5
PAYROLL	.05	4
CONTRACT	.76	5
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.80	6
PAYROLL	.83	5
ELEVATOR	.09	6
HVAC	.49	6
ELECTRICAL	.36	6
STRUCT/ROOF	.11	6
PLUMBING	.02	2
FIRE/LIFE SFTY	.03	6
OTHER MAINT/SUP	.08	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.99	6
ELECTRICAL	1.63	6
GAS	.46	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	2
RDS/GNDS/SEC TOTAL	.56	6
RDS/GNDS TOTAL	.07	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.64	5
SEC PAYROLL	.02	3
SEC CONTRACTS	.65	4
SEC OTHER		
ADMIN TOTAL	.60	2
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.17	5
REAL ESTATE TAX	3.17	5
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.92	5
CLEANING	.05	4
REPAIR/MAINT	.83	5
RDS/GROUNDS		
SECURITY	.02	3
ADMINISTRATIVE		
TOTAL CONTRACTS	1.88	6
CLEANING	.76	5
REPAIR/MAINT	.92	6
RDS/GROUNDS	.07	5
SECURITY	.65	4
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

30-39 YEARS ALL SIZES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	71 BLDS	3,805,947 SQ. FT.				3,191,946 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	64					18.47	13.42	11.73	15.83
RETAIL AREA	3	8.64	8.74						
OTHER AREA	51	8.98	6.15	4.53	10.01				
TOTAL RENT	64	16.66	12.52	10.13	14.93				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	64	16.66	12.52	10.13	14.93				
EXPENSE									
CLEANING	65	1.22	1.23	.92	1.80	1.23	1.23	.92	1.80
REPAIR-MAINT	63	2.43	2.34	1.80	3.06	2.43	2.34	1.80	3.06
UTILITIES	66	1.60	1.58	1.25	2.16	1.61	1.66	1.25	2.16
RDS/GRNDS/SEC	65	.11	.12	.03	.22	.13	.15	.04	.33
ADMINISTRATIVE	66	.63	.58	.47	.67	.75	.71	.57	.96
TOTAL OPER EXP	59	6.13	6.48	4.98	7.38	7.30	7.61	6.13	9.17
FIXED EXPENSES	63	1.87	1.79	1.28	2.34	2.27	2.25	1.61	2.96
TOTAL OPER+FIX	53	7.97	8.21	6.78	9.08	9.72	9.80	8.72	12.42
LEASING EXP	28	.72	.21	.02	.79				
TOTAL PAYROLL	9	2.30	1.11	.87	2.20				
TOTAL CONTRACT	70	1.17	1.38	.90	1.93				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19802	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	223	7
AVG % OFFICE OCCUPANCY	97.9	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.19	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.77	66

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.22	65
PAYROLL	1.03	8
CONTRACT	1.06	65
SUP/MAT/MISC	.06	8
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	2.43	63
PAYROLL	.69	9
ELEVATOR	.22	41
HVAC	.65	62
ELECTRICAL	.10	59
STRUCT/ROOF	.20	56
PLUMBING	.07	46
FIRE/LIFE SFTY	.19	59
OTHER MAINT/SUP	.92	63

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.60	66
ELECTRICAL	1.21	66
GAS	.30	35
FUEL OIL	.38	21
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	56
RDS/GNDS/SEC TOTAL	.11	65
RDS/GNDS TOTAL	.07	65
RDS/GNDS PAYRL	.04	6
RDS/GNDS CONTR	.07	64
RDS/GNDS OTHER	.03	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	8
SEC PAYROLL	.05	3
SEC CONTRACTS	.27	7
SEC OTHER	.01	2
ADMIN TOTAL	.63	66
PAYROLL	.18	8
MGMT FEES	.70	58
PROF FEES		
GEN OFC EXP	.05	8
OTHER ADM EXP	.02	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.87	63
REAL ESTATE TAX	1.87	63
BUILDING INS	.02	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.72	28
ADV/PROMOTION		
COMMISSIONS	.02	11
PROF FEES		
TENANT ALTS	.89	23
BUY-OUTS		
OTHER LEASING	.16	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.30	9
CLEANING	1.03	8
REPAIR/MAINT	.69	9
RDS/GROUNDS	.04	6
SECURITY	.05	3
ADMINISTRATIVE	.18	8
TOTAL CONTRACTS	1.17	70
CLEANING	1.06	65
REPAIR/MAINT	.46	8
RDS/GROUNDS	.07	64
SECURITY	.27	7
ADMINISTRATIVE	.64	60

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

30-39 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	45 BLDS	884,360 SQ. FT.				705,824 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	42					12.98	12.84	11.50	14.06
RETAIL AREA									
OTHER AREA	35	6.71	5.50	4.24	9.69				
TOTAL RENT	42	11.52	11.31	9.41	13.38				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	42	11.52	11.31	9.41	13.38				
EXPENSE									
CLEANING	44	1.57	1.39	1.03	1.80	1.58	1.39	1.03	1.80
REPAIR-MAINT	41	2.30	2.34	1.84	2.96	2.32	2.34	1.84	2.96
UTILITIES	43	1.56	1.43	1.15	2.16	1.57	1.43	1.15	2.16
RDS/GRNDS/SEC	43	.20	.15	.07	.22	.25	.20	.09	.33
ADMINISTRATIVE	43	.56	.58	.50	.66	.70	.72	.62	.89
TOTAL OPER EXP	39	6.13	6.48	5.20	7.44	7.72	7.61	6.60	9.24
FIXED EXPENSES	42	1.90	1.74	1.28	2.27	2.42	2.23	1.60	2.97
TOTAL OPER+FIX	37	8.10	8.51	6.78	9.17	10.29	9.80	8.78	12.61
LEASING EXP	15	.64	.03	.01	.37				
TOTAL PAYROLL	4	1.74	1.72	1.10	2.20				
TOTAL CONTRACT	45	1.66	1.49	1.07	2.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4033	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	418	2
AVG % OFFICE OCCUPANCY	100.0	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.39	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.76	41

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.57	44
PAYROLL	.79	4
CONTRACT	1.46	44
SUP/MAT/MISC	.06	4
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	2.30	41
PAYROLL	.44	4
ELEVATOR	.13	21
HVAC	.66	41
ELECTRICAL	.09	38
STRUCT/ROOF	.24	36
PLUMBING	.07	29
FIRE/LIFE SFTY	.09	39
OTHER MAINT/SUP	1.03	41

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.56	43
ELECTRICAL	1.11	43
GAS	.26	21
FUEL OIL	.73	14
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	36
RDS/GNDS/SEC TOTAL	.20	43
RDS/GNDS TOTAL	.16	43
RDS/GNDS PAYRL	.09	4
RDS/GNDS CONTR	.15	43
RDS/GNDS OTHER	.07	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.28	4
SEC PAYROLL	.08	2
SEC CONTRACTS	.28	3
SEC OTHER		
ADMIN TOTAL	.56	43
PAYROLL	.37	4
MGMT FEES	.58	39
PROF FEES		
GEN OFC EXP	.10	4
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.90	42
REAL ESTATE TAX	1.90	42
BUILDING INS	.03	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.64	15
ADV/PROMOTION		
COMMISSIONS	.04	5
PROF FEES		
TENANT ALTS	.71	12
BUY-OUTS		
OTHER LEASING	.16	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.74	4
CLEANING	.79	4
REPAIR/MAINT	.44	4
RDS/GROUNDS	.09	4
SECURITY	.08	2
ADMINISTRATIVE	.37	4
TOTAL CONTRACTS	1.66	45
CLEANING	1.46	44
REPAIR/MAINT	.40	3
RDS/GROUNDS	.15	43
SECURITY	.28	3
ADMINISTRATIVE	.58	39

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

30-39 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	627,152 SQ. FT.				535,856 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					15.65	15.50	12.25	16.05
RETAIL AREA									
OTHER AREA	5	10.14	8.51	7.25	17.22				
TOTAL RENT	7	14.47	12.92	11.14	15.01				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	7	14.47	12.92	11.14	15.01				
EXPENSE									
CLEANING	6	1.35	1.21	.87	2.13	1.35	1.21	.87	2.13
REPAIR-MAINT	7	2.21	2.49	1.52	2.96	2.21	2.49	1.52	2.96
UTILITIES	6	1.45	1.14	1.00	2.04	1.45	1.14	1.00	2.04
RDS/GRNDS/SEC	7	.06	.04	.01	.09	.07	.04	.02	.12
ADMINISTRATIVE	7	.67	.61	.48	.78	.79	.90	.53	1.02
TOTAL OPER EXP	6	5.97	6.73	4.35	6.85	7.16	7.75	4.77	9.37
FIXED EXPENSES	7	1.59	1.27	.94	2.31	1.87	2.08	1.18	2.58
TOTAL OPER+FIX	5	7.50	7.97	5.44	9.34	9.16	11.05	5.78	12.99
LEASING EXP	5	2.04	.79	.42	4.26				
TOTAL PAYROLL	2	1.04	1.02						
TOTAL CONTRACT	7	1.35	1.34	1.22	1.84				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	23041	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	225	2
AVG % OFFICE OCCUPANCY	91.1	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.80	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.35	6
PAYROLL	.04	2
CONTRACT	1.33	6
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.21	7
PAYROLL	.94	2
ELEVATOR	.21	7
HVAC	.44	7
ELECTRICAL	.11	6
STRUCT/ROOF	.36	6
PLUMBING	.09	4
FIRE/LIFE SFTY	.10	7
OTHER MAINT/SUP	.71	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.45	6
ELECTRICAL	1.16	6
GAS	.27	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	5
RDS/GNDS/SEC TOTAL	.06	7
RDS/GNDS TOTAL	.05	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	7
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.05	2
SEC PAYROLL		
SEC CONTRACTS	.04	2
SEC OTHER		
ADMIN TOTAL	.67	7
PAYROLL		
MGMT FEES	.70	6
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.59	7
REAL ESTATE TAX	1.58	7
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.04	5
ADV/PROMOTION		
COMMISSIONS	.05	3
PROF FEES		
TENANT ALTS	2.41	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.04	2
CLEANING	.04	2
REPAIR/MAINT	.94	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.35	7
CLEANING	1.33	6
REPAIR/MAINT	.50	2
RDS/GROUNDS	.05	7
SECURITY	.04	2
ADMINISTRATIVE	.70	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

30-39 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	1,620,568 SQ. FT.				1,330,068 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					15.89	15.94	13.67	17.38
RETAIL AREA	3	8.64	8.74						
OTHER AREA	9	7.98	8.30	5.56	10.36				
TOTAL RENT	9	14.10	14.23	12.12	16.49				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	9	14.10	14.23	12.12	16.49				
EXPENSE									
CLEANING	11	1.08	.79	.75	1.11	1.08	.79	.76	1.11
REPAIR-MAINT	11	2.36	2.21	1.64	2.98	2.37	2.21	1.64	3.01
UTILITIES	11	1.58	1.66	1.33	1.76	1.59	1.67	1.34	1.77
RDS/GRNDS/SEC	10	.13	.06	.02	.12	.15	.08	.03	.13
ADMINISTRATIVE	11	.47	.54	.33	.59	.56	.64	.39	.85
TOTAL OPER EXP	11	5.91	5.35	4.59	6.79	7.12	7.58	5.49	7.89
FIXED EXPENSES	8	2.08	2.12	1.64	2.55	2.67	2.63	2.17	3.25
TOTAL OPER+FIX	8	7.74	8.02	6.73	8.47	9.93	9.76	9.19	11.41
LEASING EXP	7	.50	.22	.06	.72				
TOTAL PAYROLL	3	2.98	.91						
TOTAL CONTRACT	12	.90	.81	.73	1.11				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	40939	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	213	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.79	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.08	11
PAYROLL	1.79	2
CONTRACT	.76	11
SUP/MAT/MISC	.06	3
TRASH REMOVAL		
REPR/MAINT TOTAL	2.36	11
PAYROLL	.65	3
ELEVATOR	.21	11
HVAC	.55	11
ELECTRICAL	.13	11
STRUCT/ROOF	.14	10
PLUMBING	.06	11
FIRE/LIFE SFTY	.23	10
OTHER MAINT/SUP	.91	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.58	11
ELECTRICAL	1.15	11
GAS	.38	7
FUEL OIL	.19	4
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	10
RDS/GNDS/SEC TOTAL	.13	10
RDS/GNDS TOTAL	.05	10
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	9
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.42	2
SEC PAYROLL		
SEC CONTRACTS	.42	2
SEC OTHER		
ADMIN TOTAL	.47	11
PAYROLL	.14	3
MGMT FEES	.58	8
PROF FEES		
GEN OFC EXP	.01	3
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.08	8
REAL ESTATE TAX	2.08	8
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.50	7
ADV/PROMOTION		
COMMISSIONS	.02	2
PROF FEES		
TENANT ALTS	.50	7
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.98	3
CLEANING	1.79	2
REPAIR/MAINT	.65	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.14	3
TOTAL CONTRACTS	.90	12
CLEANING	.76	11
REPAIR/MAINT	.46	3
RDS/GROUNDS	.05	9
SECURITY	.42	2
ADMINISTRATIVE	.46	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

40-49 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	23 BLDS	722,175 SQ. FT.				562,182 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	22					13.49	11.00	9.80	12.87
RETAIL AREA									
OTHER AREA	16	9.65	4.95	4.90	11.00				
TOTAL RENT	22	12.53	9.59	9.09	12.87				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	22	12.53	9.59	9.09	12.87				
EXPENSE									
CLEANING	22	1.48	.58	.45	.97	1.49	.58	.45	.97
REPAIR-MAINT	20	2.31	2.54	1.32	3.33	2.34	2.54	1.36	3.33
UTILITIES	22	2.29	1.75	1.56	2.05	2.31	1.75	1.56	2.05
RDS/GRNDS/SEC	20	.25	.21	.11	.26	.31	.28	.16	.32
ADMINISTRATIVE	23	.62	.37	.34	.65	.79	.46	.43	.71
TOTAL OPER EXP	18	6.23	5.64	4.79	6.38	7.56	7.58	5.01	8.73
FIXED EXPENSES	21	1.39	.63	.61	1.59	1.82	.80	.76	1.79
TOTAL OPER+FIX	17	6.92	6.29	5.53	7.33	8.88	8.47	6.70	9.64
LEASING EXP	9	.25	.21	.02	.21				
TOTAL PAYROLL	5	2.17	.72	.54	2.23				
TOTAL CONTRACT	23	1.38	.89	.67	1.80				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11029	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	257	5
AVG % OFFICE OCCUPANCY	99.3	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.10	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.77	19

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.48	22
PAYROLL	1.62	4
CONTRACT	1.00	22
SUP/MAT/MISC	.11	2
TRASH REMOVAL	.09	3
REPR/MAINT TOTAL	2.31	20
PAYROLL	.42	5
ELEVATOR	.16	6
HVAC	.67	20
ELECTRICAL	.06	17
STRUCT/ROOF	.25	19
PLUMBING	.04	12
FIRE/LIFE SFTY	.17	18
OTHER MAINT/SUP	.93	21

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.29	22
ELECTRICAL	1.35	22
GAS	.35	7
FUEL OIL	1.00	11
PURCH STEAM	1.01	4
PURCH CH WTR		
COAL		
WATER/SEWER	.21	20
RDS/GNDS/SEC TOTAL	.25	20
RDS/GNDS TOTAL	.12	19
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	19
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	5
SEC PAYROLL	.01	2
SEC CONTRACTS	.35	5
SEC OTHER		
ADMIN TOTAL	.62	23
PAYROLL	.23	5
MGMT FEES	.69	18
PROF FEES		
GEN OFC EXP	.08	5
OTHER ADM EXP	.12	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.39	21
REAL ESTATE TAX	1.46	20
BUILDING INS	.02	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.25	9
ADV/PROMOTION		
COMMISSIONS	.04	5
PROF FEES		
TENANT ALTS	.29	4
BUY-OUTS		
OTHER LEASING	.16	8

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.17	5
CLEANING	1.62	4
REPAIR/MAINT	.42	5
RDS/GROUNDS		
SECURITY	.01	2
ADMINISTRATIVE	.23	5
TOTAL CONTRACTS	1.38	23
CLEANING	1.00	22
REPAIR/MAINT	.54	5
RDS/GROUNDS	.12	19
SECURITY	.35	5
ADMINISTRATIVE	.69	18

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

40-49 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS	389,162 SQ. FT.				314,735 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	19					11.07	11.00	9.45	11.37
RETAIL AREA									
OTHER AREA	13	5.77	4.90	4.90	6.17				
TOTAL RENT	19	10.06	9.48	9.06	10.00				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	19	10.06	9.48	9.06	10.00				
EXPENSE									
CLEANING	18	.61	.53	.44	.75	.61	.53	.44	.75
REPAIR-MAINT	17	2.31	2.64	1.43	3.33	2.31	2.64	1.43	3.33
UTILITIES	18	1.72	1.71	1.56	1.90	1.72	1.71	1.56	1.90
RDS/GRNDS/SEC	18	.17	.21	.11	.26	.22	.28	.19	.31
ADMINISTRATIVE	19	.58	.36	.34	.57	.72	.46	.43	.70
TOTAL OPER EXP	15	5.27	5.62	4.43	6.18	6.35	7.45	4.90	8.11
FIXED EXPENSES	18	.77	.62	.61	.76	.92	.79	.75	.88
TOTAL OPER + FIX	15	5.95	6.23	5.53	6.82	7.16	8.31	6.70	9.09
LEASING EXP	7	.14	.21	.07	.21				
TOTAL PAYROLL	4	.71	.66	.54	.85				
TOTAL CONTRACT	19	.97	.81	.67	1.46				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6875	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	456	4
AVG % OFFICE OCCUPANCY	98.7	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.10	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.86	15

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.61	18
PAYROLL	.05	3
CONTRACT	.60	18
SUP/MAT/MISC		
TRASH REMOVAL	.02	2
REPR/MAINT TOTAL	2.31	17
PAYROLL	.50	4
ELEVATOR	.08	3
HVAC	.67	17
ELECTRICAL	.05	14
STRUCT/ROOF	.26	16
PLUMBING	.02	9
FIRE/LIFE SFTY	.07	15
OTHER MAINT/SUP	1.13	18

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.72	18
ELECTRICAL	.69	18
GAS	.16	3
FUEL OIL	1.00	11
PURCH STEAM	1.01	4
PURCH CH WTR		
COAL		
WATER/SEWER	.07	16
RDS/GNDS/SEC TOTAL	.17	18
RDS/GNDS TOTAL	.16	17
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	17
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.06	4
SEC PAYROLL	.01	2
SEC CONTRACTS	.06	4
SEC OTHER		
ADMIN TOTAL	.58	19
PAYROLL	.16	4
MGMT FEES	.59	15
PROF FEES		
GEN OFC EXP	.18	4
OTHER ADM EXP	.34	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.77	18
REAL ESTATE TAX	.63	17
BUILDING INS	.02	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.14	7
ADV/PROMOTION		
COMMISSIONS	.04	5
PROF FEES		
TENANT ALTS	.06	2
BUY-OUTS		
OTHER LEASING	.16	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.71	4
CLEANING	.05	3
REPAIR/MAINT	.50	4
RDS/GROUNDS		
SECURITY	.01	2
ADMINISTRATIVE	.16	4
TOTAL CONTRACTS	.97	19
CLEANING	.60	18
REPAIR/MAINT	.56	4
RDS/GROUNDS	.16	17
SECURITY	.06	4
ADMINISTRATIVE	.59	15

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

40-49 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	224,212 SQ. FT.				145,183 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					18.72	18.00		
RETAIL AREA									
OTHER AREA	3	13.30	13.79						
TOTAL RENT	3	16.81	16.68						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	16.81	16.68						
EXPENSE									
CLEANING	3	2.15	2.00			2.15	2.00		
REPAIR-MAINT	2	3.03	3.07			3.03	3.07		
UTILITIES	3	2.90	1.92			2.90	1.92		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.83	.73			1.27	1.22		
TOTAL OPER EXP	2	6.73	6.76			9.40	9.31		
FIXED EXPENSES	3	2.36	2.47			3.64	3.96		
TOTAL OPER + FIX	2	9.22	9.25			12.88	12.88		
LEASING EXP	2	.35	.42						
TOTAL PAYROLL									
TOTAL CONTRACT	3	2.16	2.04						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.65	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	2.15	3
PAYROLL		
CONTRACT	2.15	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	3.03	2
PAYROLL		
ELEVATOR	.17	2
HVAC	.89	2
ELECTRICAL	.16	2
STRUCT/ROOF	.07	2
PLUMBING	.08	2
FIRE/LIFE SFTY	.56	2
OTHER MAINT/SUP	1.11	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.90	3
ELECTRICAL	2.19	3
GAS	.42	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	3
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.83	3
PAYROLL		
MGMT FEES	.83	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.36	3
REAL ESTATE TAX	2.36	3
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.35	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.35	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	2.16	3
CLEANING	2.15	3
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.83	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

50 OR MORE YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	47 BLDS	2,952,961 SQ. FT.				2,396,996 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	46					16.76	14.82	10.99	18.26
RETAIL AREA									
OTHER AREA	36	8.44	6.32	3.16	9.73				
TOTAL RENT	46	16.80	14.18	8.92	16.11				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	46	16.80	14.18	8.92	16.11				
EXPENSE									
CLEANING	44	.84	.90	.72	1.13	.84	.90	.72	1.13
REPAIR-MAINT	42	2.76	2.43	1.60	2.99	2.76	2.43	1.60	2.99
UTILITIES	47	1.63	1.47	1.08	2.05	1.63	1.47	1.08	2.05
RDS/GRNDS/SEC	37	.08	.09	.04	.29	.09	.10	.05	.39
ADMINISTRATIVE	47	.81	.57	.41	.76	1.00	.75	.49	.98
TOTAL OPER EXP	39	6.05	5.71	4.93	6.40	7.46	7.33	5.61	8.44
FIXED EXPENSES	47	1.80	1.75	1.09	2.33	2.22	2.18	1.28	3.29
TOTAL OPER+FIX	39	7.83	7.33	6.28	8.56	9.66	10.08	7.02	11.12
LEASING EXP	25	1.02	.21	.06	.62				
TOTAL PAYROLL	7	.72	1.01	.61	1.06				
TOTAL CONTRACT	47	.84	1.02	.77	1.41				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9647	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	356	5
AVG % OFFICE OCCUPANCY	95.4	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.83	7
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.75	40

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.84	44
PAYROLL	.07	7
CONTRACT	.83	44
SUP/MAT/MISC	.02	5
TRASH REMOVAL		
REPR/MAINT TOTAL	2.76	42
PAYROLL	.55	7
ELEVATOR	.25	28
HVAC	.87	42
ELECTRICAL	.18	38
STRUCT/ROOF	.12	40
PLUMBING	.08	35
FIRE/LIFE SFTY	.36	39
OTHER MAINT/SUP	.83	41

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.63	47
ELECTRICAL	1.16	47
GAS	.25	21
FUEL OIL	.21	16
PURCH STEAM	.37	7
PURCH CH WTR	.44	4
COAL		
WATER/SEWER	.08	38
RDS/GNDS/SEC TOTAL	.08	37
RDS/GNDS TOTAL	.08	37
RDS/GNDS PAYRL	.01	4
RDS/GNDS CONTR	.07	37
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.81	47
PAYROLL	.11	7
MGMT FEES	.83	40
PROF FEES		
GEN OFC EXP	.16	7
OTHER ADM EXP	.26	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.80	47
REAL ESTATE TAX	1.80	47
BUILDING INS	.02	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.02	25
ADV/PROMOTION		
COMMISSIONS	.03	16
PROF FEES		
TENANT ALTS	1.12	16
BUY-OUTS		
OTHER LEASING	.16	7

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.72	7
CLEANING	.07	7
REPAIR/MAINT	.55	7
RDS/GROUNDS	.01	4
SECURITY		
ADMINISTRATIVE	.11	7
TOTAL CONTRACTS	.84	47
CLEANING	.83	44
REPAIR/MAINT	.66	7
RDS/GROUNDS	.07	37
SECURITY		
ADMINISTRATIVE	.83	40

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

50 OR MORE YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	31 BLDS	635,546 SQ. FT.				531,579 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	30					14.04	12.31	9.73	17.00
RETAIL AREA									
OTHER AREA	20	5.84	4.19	1.51	6.67				
TOTAL RENT	30	12.71	10.96	8.41	15.55				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	30	12.71	10.96	8.41	15.55				
EXPENSE									
CLEANING	28	1.03	1.01	.79	1.32	1.03	1.01	.79	1.32
REPAIR-MAINT	26	1.89	1.88	1.46	2.85	1.89	1.88	1.46	2.85
UTILITIES	31	1.45	1.74	1.00	2.06	1.45	1.74	1.00	2.06
RDS/GRNDS/SEC	24	.22	.21	.08	.39	.26	.28	.10	.52
ADMINISTRATIVE	31	.67	.49	.32	.69	.80	.65	.38	.82
TOTAL OPER EXP	23	4.92	5.35	4.59	6.40	5.74	7.01	4.98	8.27
FIXED EXPENSES	31	1.69	1.39	1.01	2.05	2.02	1.91	1.24	2.58
TOTAL OPER+FIX	23	6.49	6.87	5.88	7.98	7.59	8.57	6.68	10.91
LEASING EXP	13	.29	.21	.09	.21				
TOTAL PAYROLL	7	.72	1.01	.61	1.06				
TOTAL CONTRACT	31	1.40	1.26	.86	2.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9647	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	355	5
AVG % OFFICE OCCUPANCY	95.4	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.83	7
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.75	24

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.03	28
PAYROLL	.07	7
CONTRACT	1.00	29
SUP/MAT/MISC	.02	5
TRASH REMOVAL		
REPR/MAINT TOTAL	1.89	26
PAYROLL	.55	7
ELEVATOR	.14	12
HVAC	.41	26
ELECTRICAL	.13	23
STRUCT/ROOF	.17	24
PLUMBING	.07	20
FIRE/LIFE SFTY	.09	23
OTHER MAINT/SUP	.72	26

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.45	31
ELECTRICAL	1.07	31
GAS	.32	13
FUEL OIL	.46	10
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	24
RDS/GNDS/SEC TOTAL	.22	24
RDS/GNDS TOTAL	.22	24
RDS/GNDS PAYRL	.01	4
RDS/GNDS CONTR	.22	24
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.67	31
PAYROLL	.11	7
MGMT FEES	.78	24
PROF FEES		
GEN OFC EXP	.16	7
OTHER ADM EXP	.26	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.69	31
REAL ESTATE TAX	1.68	31
BUILDING INS	.02	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.29	13
ADV/PROMOTION		
COMMISSIONS	.05	11
PROF FEES		
TENANT ALTS	.42	4
BUY-OUTS		
OTHER LEASING	.16	7

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.72	7
CLEANING	.07	7
REPAIR/MAINT	.55	7
RDS/GROUNDS	.01	4
SECURITY		
ADMINISTRATIVE	.11	7
TOTAL CONTRACTS	1.40	31
CLEANING	1.00	28
REPAIR/MAINT	.66	7
RDS/GROUNDS	.22	24
SECURITY		
ADMINISTRATIVE	.78	24

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

50 OR MORE YEARS 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	540,324 SQ. FT.				397,517 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					14.09	14.91	12.27	15.55
RETAIL AREA									
OTHER AREA	7	5.63	5.86	4.40	9.19				
TOTAL RENT	7	11.85	14.18	9.86	14.41				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	7	11.85	14.18	9.86	14.41				
EXPENSE									
CLEANING	7	.76	.80	.67	.91	.76	.80	.67	.91
REPAIR-MAINT	7	2.78	2.92	2.52	3.33	2.78	2.92	2.52	3.33
UTILITIES	7	1.21	1.13	1.04	1.34	1.21	1.13	1.04	1.34
RDS/GRNDS/SEC	7	.04	.04	.03	.06	.06	.05	.05	.07
ADMINISTRATIVE	7	.75	.64	.56	.70	1.02	.81	.70	1.01
TOTAL OPER EXP	7	5.54	5.72	5.26	5.90	7.53	7.61	6.77	8.44
FIXED EXPENSES	7	1.92	1.82	1.68	2.30	2.61	2.70	2.11	3.33
TOTAL OPER+FIX	7	7.46	7.33	7.13	8.34	10.13	10.92	9.62	11.06
LEASING EXP	5	2.01	.39	.04	4.35				
TOTAL PAYROLL									
TOTAL CONTRACT	7	.80	.82	.71	.93				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.75	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	7
PAYROLL		
CONTRACT	.76	7
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.78	7
PAYROLL		
ELEVATOR	.23	7
HVAC	.36	7
ELECTRICAL	.11	7
STRUCT/ROOF	.12	7
PLUMBING	.08	6
FIRE/LIFE SFTY	.18	7
OTHER MAINT/SUP	1.36	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.21	7
ELECTRICAL	.86	7
GAS	.17	4
FUEL OIL	.30	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	5
RDS/GNDS/SEC TOTAL	.04	7
RDS/GNDS TOTAL	.04	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	7
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.75	7
PAYROLL		
MGMT FEES	.75	7
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.92	7
REAL ESTATE TAX	1.92	7
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.01	5
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	2.01	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.80	7
CLEANING	.76	7
REPAIR/MAINT		
RDS/GROUNDS	.04	7
SECURITY		
ADMINISTRATIVE	.75	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

50 OR MORE YEARS 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,000,010 SQ. FT.				831,869 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					18.61	18.56	16.60	20.05
RETAIL AREA									
OTHER AREA	7	11.35	10.76	10.12	11.84				
TOTAL RENT	7	17.39	17.97	15.18	19.62				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	7	17.39	17.97	15.18	19.62				
EXPENSE									
CLEANING	7	.78	.77	.68	.84	.78	.77	.68	.84
REPAIR-MAINT	7	2.69	2.90	2.26	3.45	2.69	2.90	2.26	3.45
UTILITIES	7	1.86	1.91	1.28	2.20	1.86	1.91	1.28	2.20
RDS/GRNDS/SEC	5	.04	.05	.01	.06	.05	.07	.01	.09
ADMINISTRATIVE	7	.93	.83	.69	.98	1.12	.94	.88	1.09
TOTAL OPER EXP	7	6.29	5.71	5.56	7.33	7.56	7.40	6.54	8.43
FIXED EXPENSES	7	2.69	2.85	2.45	3.27	3.23	3.73	2.78	3.77
TOTAL OPER+FIX	7	8.98	9.35	8.41	10.26	10.79	11.11	10.55	11.56
LEASING EXP	6	1.07	.07	.05	2.40				
TOTAL PAYROLL									
TOTAL CONTRACT	7	.81	.82	.69	.85				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.76	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.78	7
PAYROLL		
CONTRACT	.78	7
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.69	7
PAYROLL		
ELEVATOR	.28	7
HVAC	1.00	7
ELECTRICAL	.12	6
STRUCT/ROOF	.11	7
PLUMBING	.07	7
FIRE/LIFE SFTY	.16	7
OTHER MAINT/SUP	.97	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.86	7
ELECTRICAL	1.19	7
GAS	.18	3
FUEL OIL	.23	2
PURCH STEAM	.35	4
PURCH CH WTR	.45	3
COAL		
WATER/SEWER	.17	7
RDS/GNDS/SEC TOTAL	.04	5
RDS/GNDS TOTAL	.04	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.93	7
PAYROLL		
MGMT FEES	.93	7
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.69	7
REAL ESTATE TAX	2.69	7
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.07	6
ADV/PROMOTION		
COMMISSIONS	.02	4
PROF FEES		
TENANT ALTS	1.06	6
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.81	7
CLEANING	.78	7
REPAIR/MAINT		
RDS/GROUNDS	.04	5
SECURITY		
ADMINISTRATIVE	.93	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	206 BLDS	25,920,715 SQ. FT.				22,054,042 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	167					19.24	16.26	13.00	18.48
RETAIL AREA	29	21.91	21.25	12.02	32.93				
OTHER AREA	133	11.91	9.90	6.00	13.77				
TOTAL RENT	167	18.05	15.20	12.10	17.25				
NET PARKING INC	3	.54	.43						
MISCELLANEOUS									
TOTAL INCOME	167	18.05	15.20	12.10	17.25				
EXPENSE									
CLEANING	196	1.11	.95	.75	1.30	1.12	.95	.75	1.31
REPAIR-MAINT	191	2.30	2.14	1.46	2.91	2.33	2.14	1.50	2.91
UTILITIES	200	2.08	1.71	1.19	2.20	2.10	1.74	1.19	2.22
RDS/GRNDS/SEC	186	.32	.11	.03	.38	.37	.13	.04	.39
ADMINISTRATIVE	190	.69	.63	.45	.82	.82	.78	.55	1.02
TOTAL OPER EXP	181	6.23	5.74	4.67	6.95	7.31	7.00	5.47	8.60
FIXED EXPENSES	178	2.35	1.95	1.34	2.72	2.80	2.42	1.51	3.53
TOTAL OPER+FIX	158	8.50	8.11	6.46	9.39	10.10	9.76	7.15	11.99
LEASING EXP	115	.39	.21	.04	.35				
TOTAL PAYROLL	61	2.09	1.11	.58	1.94				
TOTAL CONTRACT	200	1.23	1.18	.82	1.78				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	29234	57
AVG SQFT/RETAIL TENANT	6170	15
AVG SQFT/OFFICE WORKER	221	55
AVG % OFFICE OCCUPANCY	98.9	61
AVG % RETAIL OCCUPANCY	100.0	15
AVG $ RATE YR-END RENT	16.21	25
AVG NET PRKNG INC/STALL	904.06	3
RENTABLE/GROSS SQFT	.44	179

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.12	192
PAYROLL	.49	52
CONTRACT	.97	190
SUP/MAT/MISC	.04	44
TRASH REMOVAL	.03	22
REPR/MAINT TOTAL	2.26	186
PAYROLL	1.05	59
ELEVATOR	.21	167
HVAC	.60	184
ELECTRICAL	.14	179
STRUCT/ROOF	.11	173
PLUMBING	.07	159
FIRE/LIFE SFTY	.19	180
OTHER MAINT/SUP	.63	184

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.09	197
ELECTRICAL	1.40	197
GAS	.22	108
FUEL OIL	.09	61
PURCH STEAM	.60	58
PURCH CH WTR	.52	31
COAL		
WATER/SEWER	.18	165
RDS/GNDS/SEC TOTAL	.31	182
RDS/GNDS TOTAL	.09	176
RDS/GNDS PAYRL	.03	41
RDS/GNDS CONTR	.08	175
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.55	50
SEC PAYROLL	.52	27
SEC CONTRACTS	.31	28
SEC OTHER	.26	23
ADMIN TOTAL	.71	185
PAYROLL	.24	46
MGMT FEES	.84	140
PROF FEES	.04	4
GEN OFC EXP	.06	44
OTHER ADM EXP	.04	25

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.35	178
REAL ESTATE TAX	2.34	177
BUILDING INS	.04	28
PERS PROP TAX		
OTHER TAX	.28	2
LEASING EXPENSES	.39	115
ADV/PROMOTION		
COMMISSIONS	.02	66
PROF FEES		
TENANT ALTS	.43	85
BUY-OUTS		
OTHER LEASING	.26	26

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.09	61
CLEANING	.49	52
REPAIR/MAINT	1.05	59
RDS/GROUNDS	.03	41
SECURITY	.52	27
ADMINISTRATIVE	.24	46
TOTAL CONTRACTS	1.23	200
CLEANING	.97	190
REPAIR/MAINT	.63	58
RDS/GROUNDS	.08	175
SECURITY	.31	28
ADMINISTRATIVE	.79	144

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	73 BLDS	1,960,102 SQ. FT.				1,724,914 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	70					14.01	13.87	11.64	16.70
RETAIL AREA									
OTHER AREA	41	7.03	6.06	4.09	11.01				
TOTAL RENT	70	13.20	12.86	10.49	16.01				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	70	13.21	12.86	10.49	16.01				
EXPENSE									
CLEANING	72	1.19	1.10	.81	1.35	1.20	1.10	.81	1.35
REPAIR-MAINT	64	2.14	1.99	1.43	2.64	2.15	1.99	1.43	2.70
UTILITIES	73	1.53	1.60	.97	2.17	1.54	1.60	.97	2.17
RDS/GRNDS/SEC	67	.22	.15	.07	.33	.25	.18	.08	.33
ADMINISTRATIVE	71	.66	.58	.42	.74	.75	.70	.52	.93
TOTAL OPER EXP	63	5.49	5.69	4.27	6.53	6.19	6.48	4.56	8.00
FIXED EXPENSES	71	1.87	1.74	1.28	2.20	2.12	2.05	1.37	2.93
TOTAL OPER+FIX	61	7.35	7.32	5.64	8.83	8.28	8.57	5.93	11.18
LEASING EXP	44	.31	.21	.16	.23				
TOTAL PAYROLL	26	1.08	1.02	.65	1.29				
TOTAL CONTRACT	73	1.53	1.40	1.00	1.92				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6202	24
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	376	21
AVG % OFFICE OCCUPANCY	98.2	25
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.73	23
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.77	50

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.19	72
PAYROLL	.25	24
CONTRACT	1.09	72
SUP/MAT/MISC	.04	20
TRASH REMOVAL	.03	9
REPR/MAINT TOTAL	2.14	64
PAYROLL	.67	26
ELEVATOR	.13	48
HVAC	.55	64
ELECTRICAL	.13	63
STRUCT/ROOF	.17	60
PLUMBING	.07	58
FIRE/LIFE SFTY	.16	63
OTHER MAINT/SUP	.68	64

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.53	73
ELECTRICAL	1.10	73
GAS	.27	40
FUEL OIL	.45	16
PURCH STEAM	.79	8
PURCH CH WTR		
COAL		
WATER/SEWER	.09	60
RDS/GNDS/SEC TOTAL	.22	67
RDS/GNDS TOTAL	.18	66
RDS/GNDS PAYRL	.05	18
RDS/GNDS CONTR	.17	66
RDS/GNDS OTHER	.01	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.17	16
SEC PAYROLL	.04	7
SEC CONTRACTS	.15	11
SEC OTHER	.16	4
ADMIN TOTAL	.66	71
PAYROLL	.15	24
MGMT FEES	.78	47
PROF FEES		
GEN OFC EXP	.19	24
OTHER ADM EXP	.26	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.87	71
REAL ESTATE TAX	1.88	70
BUILDING INS	.02	23
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.31	44
ADV/PROMOTION		
COMMISSIONS	.05	31
PROF FEES		
TENANT ALTS	.39	20
BUY-OUTS		
OTHER LEASING	.16	23

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.08	26
CLEANING	.25	24
REPAIR/MAINT	.67	26
RDS/GROUNDS	.05	18
SECURITY	.04	7
ADMINISTRATIVE	.15	24
TOTAL CONTRACTS	1.53	73
CLEANING	1.09	72
REPAIR/MAINT	.66	26
RDS/GROUNDS	.17	66
SECURITY	.15	11
ADMINISTRATIVE	.78	47

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	27 BLDS	2,054,563 SQ. FT.				1,612,154 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	23					16.65	15.72	14.20	17.53
RETAIL AREA	2	12.80	14.90						
OTHER AREA	22	9.36	9.76	6.36	12.70				
TOTAL RENT	23	15.04	14.63	13.04	15.95				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	23	15.04	14.63	13.04	15.95				
EXPENSE									
CLEANING	24	1.21	.92	.81	1.13	1.23	.94	.81	1.21
REPAIR-MAINT	25	2.37	2.63	1.39	3.21	2.41	2.63	1.55	3.21
UTILITIES	24	1.84	1.54	1.11	2.14	1.87	1.55	1.11	2.14
RDS/GRNDS/SEC	23	.22	.07	.03	.18	.28	.09	.05	.20
ADMINISTRATIVE	25	.68	.62	.49	.84	.88	.61	.57	1.04
TOTAL OPER EXP	22	6.13	5.90	5.18	6.95	7.85	7.78	6.69	8.73
FIXED EXPENSES	24	1.98	1.88	1.59	2.47	2.55	2.66	1.91	3.33
TOTAL OPER + FIX	21	8.14	8.13	6.94	9.46	10.50	10.92	8.86	12.66
LEASING EXP	15	1.43	.56	.07	1.25				
TOTAL PAYROLL	4	.50	.42	.37	.69				
TOTAL CONTRACT	25	1.41	1.14	.80	2.09				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11316	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	176	4
AVG % OFFICE OCCUPANCY	94.1	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.76	26

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.23	23
PAYROLL	.03	3
CONTRACT	1.22	23
SUP/MAT/MISC	.02	2
TRASH REMOVAL		
REPR/MAINT TOTAL	2.31	24
PAYROLL	.39	4
ELEVATOR	.21	23
HVAC	.66	24
ELECTRICAL	.10	23
STRUCT/ROOF	.18	21
PLUMBING	.09	17
FIRE/LIFE SFTY	.16	23
OTHER MAINT/SUP	.96	23

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.84	24
ELECTRICAL	1.30	24
GAS	.25	12
FUEL OIL	.33	8
PURCH STEAM	.55	4
PURCH CH WTR	.56	3
COAL		
WATER/SEWER	.13	19
RDS/GNDS/SEC TOTAL	.19	22
RDS/GNDS TOTAL	.14	22
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	22
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	4
SEC PAYROLL	.02	3
SEC CONTRACTS	.26	4
SEC OTHER		
ADMIN TOTAL	.71	24
PAYROLL	.16	2
MGMT FEES	.74	22
PROF FEES		
GEN OFC EXP	.16	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.98	24
REAL ESTATE TAX	1.95	24
BUILDING INS	.06	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.43	15
ADV/PROMOTION		
COMMISSIONS	.06	3
PROF FEES		
TENANT ALTS	1.49	14
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.50	4
CLEANING	.03	3
REPAIR/MAINT	.39	4
RDS/GROUNDS		
SECURITY	.02	3
ADMINISTRATIVE	.16	2
TOTAL CONTRACTS	1.41	25
CLEANING	1.22	23
REPAIR/MAINT	.66	4
RDS/GROUNDS	.14	22
SECURITY	.26	4
ADMINISTRATIVE	.70	23

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	47 BLDS	7,371,577 SQ. FT.				6,254,236 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	30					18.01	17.39	16.19	20.04
RETAIL AREA	7	13.01	13.15	10.00	23.26				
OTHER AREA	29	11.52	10.76	8.57	14.64				
TOTAL RENT	30	16.79	16.52	14.82	19.26				
NET PARKING INC	2	.55	.56						
MISCELLANEOUS									
TOTAL INCOME	30	16.79	16.52	14.82	19.26				
EXPENSE									
CLEANING	43	1.09	.81	.72	1.11	1.10	.81	.72	1.11
REPAIR-MAINT	44	2.17	2.07	1.49	2.95	2.16	2.07	1.52	2.95
UTILITIES	44	1.86	1.80	1.37	2.19	1.87	1.85	1.38	2.19
RDS/GRNDS/SEC	41	.26	.07	.02	.48	.30	.10	.02	.53
ADMINISTRATIVE	40	.71	.64	.45	.87	.84	.89	.48	1.08
TOTAL OPER EXP	39	5.93	5.45	4.74	6.92	6.93	7.36	5.39	8.77
FIXED EXPENSES	34	2.68	2.77	2.11	3.23	3.26	3.23	2.58	3.81
TOTAL OPER + FIX	29	8.40	8.67	7.29	9.60	10.16	10.44	8.82	12.19
LEASING EXP	24	.45	.14	.01	.30				
TOTAL PAYROLL	14	2.37	1.46	.52	3.49				
TOTAL CONTRACT	43	1.09	.86	.71	1.48				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	26420	13
AVG SQFT/RETAIL TENANT	2452	4
AVG SQFT/OFFICE WORKER	217	14
AVG % OFFICE OCCUPANCY	98.4	16
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL	909.48	2
RENTABLE/GROSS SQFT	.72	45

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.11	40
PAYROLL	1.06	11
CONTRACT	.83	38
SUP/MAT/MISC	.12	9
TRASH REMOVAL	.05	5
REPR/MAINT TOTAL	2.19	41
PAYROLL	.74	14
ELEVATOR	.20	41
HVAC	.68	39
ELECTRICAL	.18	38
STRUCT/ROOF	.14	37
PLUMBING	.07	34
FIRE/LIFE SFTY	.15	37
OTHER MAINT/SUP	.66	40

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.90	41
ELECTRICAL	1.27	41
GAS	.34	20
FUEL OIL	.12	16
PURCH STEAM	.51	13
PURCH CH WTR	.56	8
COAL		
WATER/SEWER	.16	34
RDS/GNDS/SEC TOTAL	.24	38
RDS/GNDS TOTAL	.06	34
RDS/GNDS PAYRL	.01	6
RDS/GNDS CONTR	.06	33
RDS/GNDS OTHER	.01	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.56	13
SEC PAYROLL	.31	7
SEC CONTRACTS	.45	10
SEC OTHER	.17	3
ADMIN TOTAL	.78	38
PAYROLL	.25	8
MGMT FEES	.86	29
PROF FEES		
GEN OFC EXP	.04	7
OTHER ADM EXP	.06	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.68	34
REAL ESTATE TAX	2.68	34
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.45	24
ADV/PROMOTION		
COMMISSIONS	.02	14
PROF FEES		
TENANT ALTS	.49	22
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.37	14
CLEANING	1.06	11
REPAIR/MAINT	.74	14
RDS/GROUNDS	.01	6
SECURITY	.31	7
ADMINISTRATIVE	.25	8
TOTAL CONTRACTS	1.09	43
CLEANING	.83	38
REPAIR/MAINT	.75	13
RDS/GROUNDS	.06	33
SECURITY	.45	10
ADMINISTRATIVE	.81	31

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS	6,462,455 SQ. FT.				5,628,092 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	15					23.48	18.50	17.55	30.15
RETAIL AREA	6	18.82	27.89	12.92	47.05				
OTHER AREA	14	12.88	12.61	11.52	15.32				
TOTAL RENT	15	22.19	18.03	16.85	29.27				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	15	22.19	18.03	16.85	29.27				
EXPENSE									
CLEANING	17	.82	.83	.71	.93	.83	.83	.71	.93
REPAIR-MAINT	17	2.67	2.34	1.60	3.62	2.71	2.34	1.64	3.67
UTILITIES	17	2.04	1.86	1.49	2.20	2.07	1.86	1.49	2.22
RDS/GRNDS/SEC	15	.13	.01	.01	.09	.15	.01	.01	.10
ADMINISTRATIVE	16	.80	.75	.64	1.05	.92	.87	.75	1.11
TOTAL OPER EXP	17	6.40	6.04	5.19	7.58	7.35	7.00	5.76	8.90
FIXED EXPENSES	16	2.06	1.44	.90	2.55	2.36	1.92	1.12	2.95
TOTAL OPER+FIX	16	8.55	8.32	6.67	10.53	9.80	9.99	7.18	12.06
LEASING EXP	11	.32	.04	.01	.40				
TOTAL PAYROLL	3	.60	.43						
TOTAL CONTRACT	17	.96	.87	.72	1.14				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	106725	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	155	3
AVG % OFFICE OCCUPANCY	99.4	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.78	17

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.82	17
PAYROLL		
CONTRACT	.81	17
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.67	17
PAYROLL	.57	2
ELEVATOR	.23	17
HVAC	.68	17
ELECTRICAL	.15	17
STRUCT/ROOF	.13	15
PLUMBING	.08	16
FIRE/LIFE SFTY	.37	17
OTHER MAINT/SUP	.96	17

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.04	17
ELECTRICAL	1.32	17
GAS	.22	9
FUEL OIL		
PURCH STEAM	.60	8
PURCH CH WTR	.57	5
COAL		
WATER/SEWER	.18	15
RDS/GNDS/SEC TOTAL	.13	15
RDS/GNDS TOTAL	.04	15
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	15
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	3
SEC PAYROLL		
SEC CONTRACTS	.29	2
SEC OTHER		
ADMIN TOTAL	.80	16
PAYROLL	.25	2
MGMT FEES	.88	14
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.06	16
REAL ESTATE TAX	2.03	16
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.32	11
ADV/PROMOTION		
COMMISSIONS	.02	4
PROF FEES		
TENANT ALTS	.37	8
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.60	3
CLEANING		
REPAIR/MAINT	.57	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.25	2
TOTAL CONTRACTS	.96	17
CLEANING	.81	17
REPAIR/MAINT	.47	2
RDS/GROUNDS	.04	15
SECURITY	.29	2
ADMINISTRATIVE	.81	15

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	3,940,459 SQ. FT.				3,458,170 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					16.06	20.00		
RETAIL AREA	2	21.78	23.61						
OTHER AREA	2	14.08	14.58						
TOTAL RENT	3	15.37	18.46						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	15.37	18.46						
EXPENSE									
CLEANING	4	.87	.90	.68	1.01	.87	.90	.68	1.01
REPAIR-MAINT	5	2.10	1.98	1.08	3.19	2.11	1.98	1.08	3.25
UTILITIES	5	2.15	2.22	1.82	2.60	2.16	2.22	1.82	2.65
RDS/GRNDS/SEC	3	.89	.62			1.00	.66		
ADMINISTRATIVE	3	.75	.68			.86	.87		
TOTAL OPER EXP	4	5.31	5.36	4.65	5.87	6.09	6.12	5.69	6.37
FIXED EXPENSES	5	2.83	.42	.07	5.55	3.23	.46	.09	6.24
TOTAL OPER+FIX	4	8.69	8.37	5.26	11.07	9.96	9.53	6.19	12.42
LEASING EXP	2	.07	.07						
TOTAL PAYROLL	3	2.76	1.83						
TOTAL CONTRACT	5	1.10	1.11	.37	1.57				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	77420	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	278	2
AVG % OFFICE OCCUPANCY	99.0	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.62	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.87	4
PAYROLL	.05	2
CONTRACT	.83	4
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.74	4
PAYROLL	1.52	2
ELEVATOR	.24	4
HVAC	.32	4
ELECTRICAL	.06	4
STRUCT/ROOF	.05	4
PLUMBING	.06	2
FIRE/LIFE SFTY	.05	4
OTHER MAINT/SUP	.11	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.15	5
ELECTRICAL	1.61	5
GAS	.20	3
FUEL OIL	.02	3
PURCH STEAM	.27	3
PURCH CH WTR	.40	2
COAL		
WATER/SEWER	.35	2
RDS/GNDS/SEC TOTAL	.89	3
RDS/GNDS TOTAL	.04	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.86	3
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER	.41	3
ADMIN TOTAL	.75	3
PAYROLL		
MGMT FEES	.82	2
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.83	5
REAL ESTATE TAX	2.83	5
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.07	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.07	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.76	3
CLEANING	.05	2
REPAIR/MAINT	1.52	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.10	5
CLEANING	.83	4
REPAIR/MAINT	.68	2
RDS/GROUNDS	.04	2
SECURITY		
ADMINISTRATIVE	.82	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	125 BLDS	6,390,141 SQ. FT.				5,436,525 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	98					19.27	12.99	11.00	16.20
RETAIL AREA	2	20.16	16.66						
OTHER AREA	79	10.75	6.56	4.71	11.57				
TOTAL RENT	98	17.98	11.42	9.10	15.30				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	98	17.98	11.42	9.10	15.30				
EXPENSE									
CLEANING	107	1.05	1.25	.77	2.04	1.05	1.25	.77	2.04
REPAIR-MAINT	106	2.39	2.45	1.67	3.25	2.40	2.47	1.67	3.28
UTILITIES	117	2.07	1.86	1.42	2.29	2.08	1.86	1.42	2.29
RDS/GRNDS/SEC	101	.24	.23	.12	.60	.28	.34	.17	.80
ADMINISTRATIVE	108	.74	.56	.40	.81	.85	.75	.46	1.04
TOTAL OPER EXP	93	6.42	6.39	5.42	7.76	7.52	8.08	6.86	10.85
FIXED EXPENSES	104	2.32	1.57	.92	2.29	2.76	2.06	1.21	3.33
TOTAL OPER + FIX	83	8.46	8.21	6.73	9.67	10.03	9.96	8.89	13.55
LEASING EXP	38	.28	.04	.02	.52				
TOTAL PAYROLL	19	1.41	.81	.66	1.10				
TOTAL CONTRACT	124	1.40	1.62	.94	2.99				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11502	17
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	214	9
AVG % OFFICE OCCUPANCY	97.5	17
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.05**	**107**
PAYROLL	.55	17
CONTRACT	.96	101
SUP/MAT/MISC	.03	11
TRASH REMOVAL	.04	8
REPR/MAINT TOTAL	**2.39**	**106**
PAYROLL	.76	18
ELEVATOR	.24	51
HVAC	.45	103
ELECTRICAL	.13	93
STRUCT/ROOF	.11	94
PLUMBING	.05	55
FIRE/LIFE SFTY	.34	94
OTHER MAINT/SUP	.90	108

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.08**	**116**
ELECTRICAL	1.61	116
GAS	.19	32
FUEL OIL	.32	51
PURCH STEAM	.48	4
PURCH CH WTR		
COAL		
WATER/SEWER	.10	80
RDS/GNDS/SEC TOTAL	**.24**	**101**
RDS/GNDS TOTAL	.13	100
RDS/GNDS PAYRL	.01	11
RDS/GNDS CONTR	.13	99
RDS/GNDS OTHER	.06	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.48	12
SEC PAYROLL		
SEC CONTRACTS	.45	8
SEC OTHER	.38	7
ADMIN TOTAL	**.74**	**108**
PAYROLL	.60	4
MGMT FEES	.68	98
PROF FEES		
GEN OFC EXP	.76	3
OTHER ADM EXP	.03	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.32**	**104**
REAL ESTATE TAX	2.25	102
BUILDING INS	.02	2
PERS PROP TAX	3.08	2
OTHER TAX		
LEASING EXPENSES	**.28**	**38**
ADV/PROMOTION		
COMMISSIONS	.03	15
PROF FEES		
TENANT ALTS	.27	32
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.41**	**19**
CLEANING	.55	17
REPAIR/MAINT	.76	18
RDS/GROUNDS	.01	11
SECURITY		
ADMINISTRATIVE	.60	4
TOTAL CONTRACTS	**1.40**	**124**
CLEANING	.96	101
REPAIR/MAINT	.93	16
RDS/GROUNDS	.13	99
SECURITY	.45	8
ADMINISTRATIVE	.68	98

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	86 BLDS	1,251,440 SQ. FT.				933,923 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	82					13.32	12.06	11.00	14.72
RETAIL AREA									
OTHER AREA	67	8.21	5.83	4.16	11.35				
TOTAL RENT	82	11.85	10.86	8.87	14.46				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	82	11.85	10.86	8.87	14.46				
EXPENSE									
CLEANING	76	1.38	1.47	.86	2.17	1.39	1.47	.86	2.17
REPAIR-MAINT	73	2.55	2.49	1.86	3.33	2.55	2.49	1.86	3.37
UTILITIES	83	1.85	1.86	1.35	2.29	1.86	1.86	1.35	2.29
RDS/GRNDS/SEC	78	.31	.23	.14	.54	.41	.32	.19	.74
ADMINISTRATIVE	83	.60	.56	.40	.81	.81	.75	.46	1.08
TOTAL OPER EXP	63	6.63	6.88	5.53	8.20	8.86	8.38	7.39	12.06
FIXED EXPENSES	81	1.62	1.35	.81	2.01	2.17	1.88	1.05	3.22
TOTAL OPER + FIX	62	8.26	8.61	6.63	9.71	11.04	10.15	8.92	15.35
LEASING EXP	26	.64	.03	.01	.70				
TOTAL PAYROLL	3	.72	.82						
TOTAL CONTRACT	86	1.75	1.77	.93	3.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10501	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	480	2
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.79	83

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.38**	**76**
PAYROLL	.05	3
CONTRACT	1.37	76
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	**2.55**	**73**
PAYROLL	.36	3
ELEVATOR	.15	22
HVAC	.79	72
ELECTRICAL	.10	62
STRUCT/ROOF	.28	63
PLUMBING	.06	37
FIRE/LIFE SFTY	.07	64
OTHER MAINT/SUP	1.21	75

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.85**	**83**
ELECTRICAL	1.21	83
GAS	.36	23
FUEL OIL	.97	38
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	57
RDS/GNDS/SEC TOTAL	**.31**	**78**
RDS/GNDS TOTAL	.27	78
RDS/GNDS PAYRL	.02	3
RDS/GNDS CONTR	.27	78
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.43	3
SEC PAYROLL		
SEC CONTRACTS	.37	2
SEC OTHER	.30	2
ADMIN TOTAL	**.60**	**83**
PAYROLL	.44	2
MGMT FEES	.60	81
PROF FEES		
GEN OFC EXP	.20	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.62**	**81**
REAL ESTATE TAX	1.62	81
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.64**	**26**
ADV/PROMOTION		
COMMISSIONS	.05	8
PROF FEES		
TENANT ALTS	.80	20
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.72**	**3**
CLEANING	.05	3
REPAIR/MAINT	.36	3
RDS/GROUNDS	.02	3
SECURITY		
ADMINISTRATIVE	.44	2
TOTAL CONTRACTS	**1.75**	**86**
CLEANING	1.37	76
REPAIR/MAINT	.76	2
RDS/GROUNDS	.27	78
SECURITY	.37	2
ADMINISTRATIVE	.60	81

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	11 BLDS	775,729 SQ. FT.				667,408 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					14.32	14.57	11.21	15.75
RETAIL AREA									
OTHER AREA	4	10.94	9.65	7.51	12.06				
TOTAL RENT	5	13.13	13.90	10.13	14.70				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	13.13	13.90	10.13	14.70				
EXPENSE									
CLEANING	10	1.20	1.07	.89	1.58	1.20	1.07	.89	1.58
REPAIR-MAINT	11	2.16	1.94	1.54	2.87	2.17	1.94	1.54	2.87
UTILITIES	11	1.77	1.81	1.55	2.06	1.78	1.81	1.55	2.06
RDS/GRNDS/SEC	10	.43	.31	.10	.99	.50	.48	.11	1.00
ADMINISTRATIVE	8	.38	.51	.10	.55	.45	.59	.11	.83
TOTAL OPER EXP	10	5.79	6.15	5.40	6.76	6.76	7.13	6.04	8.25
FIXED EXPENSES	9	2.58	2.16	1.55	3.48	3.07	3.09	1.81	4.23
TOTAL OPER+FIX	9	8.34	7.98	6.91	10.07	9.93	10.74	8.34	12.51
LEASING EXP	5	.41	.52	.02	.70				
TOTAL PAYROLL	5	.82	.79	.55	1.05				
TOTAL CONTRACT	11	1.71	1.48	1.24	2.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12047	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	239	4
AVG % OFFICE OCCUPANCY	98.9	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.80	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.20	10
PAYROLL	.22	4
CONTRACT	1.12	10
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.16	11
PAYROLL	.74	4
ELEVATOR	.13	10
HVAC	.43	11
ELECTRICAL	.37	9
STRUCT/ROOF	.17	10
PLUMBING	.11	3
FIRE/LIFE SFTY	.11	10
OTHER MAINT/SUP	.78	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.78	10
ELECTRICAL	1.55	10
GAS	.38	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	7
RDS/GNDS/SEC TOTAL	.43	10
RDS/GNDS TOTAL	.18	9
RDS/GNDS PAYRL	.01	4
RDS/GNDS CONTR	.17	9
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.55	5
SEC PAYROLL		
SEC CONTRACTS	.54	3
SEC OTHER	.26	4
ADMIN TOTAL	.38	8
PAYROLL		
MGMT FEES	.56	5
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.58	9
REAL ESTATE TAX	2.71	8
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.41	5
ADV/PROMOTION		
COMMISSIONS	.11	2
PROF FEES		
TENANT ALTS	.36	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.82	5
CLEANING	.22	4
REPAIR/MAINT	.74	4
RDS/GROUNDS	.01	4
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.71	11
CLEANING	1.12	10
REPAIR/MAINT	1.10	4
RDS/GROUNDS	.17	9
SECURITY	.54	3
ADMINISTRATIVE	.56	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,710,579 SQ. FT.				1,579,243 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					19.65	17.89	14.66	24.03
RETAIL AREA									
OTHER AREA	5	14.77	11.57	8.29	22.51				
TOTAL RENT	5	19.22	17.91	14.02	23.79				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	19.22	17.91	14.02	23.79				
EXPENSE									
CLEANING	9	.88	.76	.66	1.06	.88	.76	.66	1.06
REPAIR-MAINT	9	2.09	1.87	1.45	2.66	2.09	1.87	1.45	2.69
UTILITIES	9	1.63	1.77	1.57	1.82	1.64	1.77	1.57	1.83
RDS/GRNDS/SEC	7	.39	.32	.28	.51	.43	.37	.31	.56
ADMINISTRATIVE	6	.95	.73	.60	.96	1.02	.78	.68	1.04
TOTAL OPER EXP	9	6.01	5.39	4.35	6.71	6.51	6.01	4.90	7.11
FIXED EXPENSES	9	2.73	2.57	2.09	3.27	2.96	2.86	2.35	3.52
TOTAL OPER+FIX	9	8.74	7.95	7.26	9.24	9.47	8.87	8.03	9.74
LEASING EXP	4	.16	.11	.02	.35				
TOTAL PAYROLL	4	1.19	.91	.71	1.43				
TOTAL CONTRACT	9	1.85	1.15	.91	2.10				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13049	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	187	3
AVG % OFFICE OCCUPANCY	95.2	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.86	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.88	9
PAYROLL	.03	3
CONTRACT	.87	9
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.09	9
PAYROLL	.72	4
ELEVATOR	.19	9
HVAC	.26	9
ELECTRICAL	.12	9
STRUCT/ROOF	.08	9
PLUMBING	.04	6
FIRE/LIFE SFTY	.18	9
OTHER MAINT/SUP	.92	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.63	9
ELECTRICAL	1.30	9
GAS	.18	4
FUEL OIL	.25	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	5
RDS/GNDS/SEC TOTAL	.39	7
RDS/GNDS TOTAL	.21	7
RDS/GNDS PAYRL	.01	3
RDS/GNDS CONTR	.21	7
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.44	3
SEC PAYROLL	.01	2
SEC CONTRACTS	.36	2
SEC OTHER		
ADMIN TOTAL	.95	6
PAYROLL		
MGMT FEES	.58	6
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.73	9
REAL ESTATE TAX	2.59	8
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	4
ADV/PROMOTION		
COMMISSIONS	.01	2
PROF FEES		
TENANT ALTS	.16	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.19	4
CLEANING	.03	3
REPAIR/MAINT	.72	4
RDS/GROUNDS	.01	3
SECURITY	.01	2
ADMINISTRATIVE		
TOTAL CONTRACTS	1.85	9
CLEANING	.87	9
REPAIR/MAINT	1.06	4
RDS/GROUNDS	.21	7
SECURITY	.36	2
ADMINISTRATIVE	.58	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Canada Government Sector: City Analyses

Calgary, AB

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	602,547 SQ. FT.				549,459 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					16.89	14.87		
RETAIL AREA									
OTHER AREA	2	13.50	11.05						
TOTAL RENT	2	16.69	14.28						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	16.69	14.28						
EXPENSE									
CLEANING	3	1.05	.86			1.06	.89		
REPAIR-MAINT	2	3.11	2.44			3.17	2.49		
UTILITIES	3	1.31	1.28			1.33	1.28		
RDS/GRNDS/SEC	3	.20	.13			.22	.14		
ADMINISTRATIVE	3	.61	.42			.67	.52		
TOTAL OPER EXP	2	6.11	5.36			6.63	5.75		
FIXED EXPENSES	2	.22	.85			.25	1.06		
TOTAL OPER+FIX									
LEASING EXP	2	1.58	1.05						
TOTAL PAYROLL									
TOTAL CONTRACT	2	1.26	2.39						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.71	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.14	2
PAYROLL		
CONTRACT	1.14	2
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.31	2
ELECTRICAL	1.02	2
GAS	.23	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	2
RDS/GNDS/SEC TOTAL	.12	2
RDS/GNDS TOTAL	.12	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.69	2
PAYROLL		
MGMT FEES	.69	2
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.22	2
REAL ESTATE TAX	.22	2
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.58	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	1.58	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.26	2
CLEANING	1.14	2
REPAIR/MAINT		
RDS/GROUNDS	.12	2
SECURITY		
ADMINISTRATIVE	.69	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Fredericton, NB

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	83,874 SQ. FT.				76,230 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					12.91	12.00		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	8.81	10.50						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	8.81	10.50						
EXPENSE									
CLEANING	3	1.30	1.32			1.30	1.32		
REPAIR-MAINT									
UTILITIES	4	1.28	1.85	1.28	2.66	1.28	1.85	1.28	2.66
RDS/GRNDS/SEC	3	.81	.99			.89	.99		
ADMINISTRATIVE	2	.01	.22			.01	.22		
TOTAL OPER EXP									
FIXED EXPENSES	4	1.56	1.60	1.41	6.37	1.72	2.17	1.41	6.94
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	4	1.61	3.62	1.46	9.49				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.58	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.30	3
PAYROLL		
CONTRACT	.70	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.28	4
ELECTRICAL	1.14	4
GAS		
FUEL OIL	.17	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	4
RDS/GNDS/SEC TOTAL	.81	3
RDS/GNDS TOTAL	.16	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.01	2
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.56	4
REAL ESTATE TAX	2.13	3
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.61	4
CLEANING	.70	3
REPAIR/MAINT		
RDS/GROUNDS	.14	3
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Halifax, NS

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	94,359 SQ. FT.				70,081 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					13.76	11.50	10.11	14.68
RETAIL AREA									
OTHER AREA	5	1.24	4.00	1.60	4.60				
TOTAL RENT	7	10.44	8.11	7.41	11.34				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	7	10.44	8.11	7.41	11.34				
EXPENSE									
CLEANING	7	.96	1.04	.94	1.22	.96	1.04	.94	1.22
REPAIR-MAINT	7	3.50	3.38	3.15	3.69	3.50	3.38	3.15	3.69
UTILITIES	7	2.25	2.28	2.03	2.36	2.25	2.28	2.03	2.36
RDS/GRNDS/SEC	7	.19	.14	.07	.66	.25	.20	.07	1.06
ADMINISTRATIVE	7	.55	.60	.42	.64	.74	.67	.50	.88
TOTAL OPER EXP	7	7.45	7.40	6.87	7.64	10.04	9.68	7.53	12.15
FIXED EXPENSES	7	1.97	1.93	1.42	2.23	2.66	2.31	1.74	3.22
TOTAL OPER+FIX	7	9.43	9.60	8.40	9.95	12.70	10.92	9.80	15.62
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	7	1.15	1.08	.99	1.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.74	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.96	7
PAYROLL		
CONTRACT	.96	7
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	3.50	7
PAYROLL		
ELEVATOR	.22	3
HVAC	36	7
ELECTRICAL	02	2
STRUCT/ROOF	.46	7
PLUMBING	.08	2
FIRE/LIFE SFTY	.06	7
OTHER MAINT/SUP	2.43	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.25	7
ELECTRICAL	1.68	7
GAS		
FUEL OIL	.75	6
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	7
RDS/GNDS/SEC TOTAL	.19	7
RDS/GNDS TOTAL	.19	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.19	7
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.55	7
PAYROLL		
MGMT FEES	.55	7
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.97	7
REAL ESTATE TAX	1.97	7
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.15	7
CLEANING	.96	7
REPAIR/MAINT		
RDS/GROUNDS	.19	7
SECURITY		
ADMINISTRATIVE	.55	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	94,359 SQ. FT.				70,081 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					13.76	11.50	10.11	14.68
RETAIL AREA									
OTHER AREA	5	1.24	4.00	1.60	4.60				
TOTAL RENT	7	10.44	8.11	7.41	11.34				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	7	10.44	8.11	7.41	11.34				
EXPENSE									
CLEANING	7	.96	1.04	.94	1.22	.96	1.04	.94	1.22
REPAIR-MAINT	7	3.50	3.38	3.15	3.69	3.50	3.38	3.15	3.69
UTILITIES	7	2.25	2.28	2.03	2.36	2.25	2.28	2.03	2.36
RDS/GRNDS/SEC	7	.19	.14	.07	.66	.25	.20	.07	1.06
ADMINISTRATIVE	7	.55	.60	.42	.64	.74	.67	.50	.88
TOTAL OPER EXP	7	7.45	7.40	6.87	7.64	10.04	9.68	7.53	12.15
FIXED EXPENSES	7	1.97	1.93	1.42	2.23	2.66	2.31	1.74	3.22
TOTAL OPER+FIX	7	9.43	9.60	8.40	9.95	12.70	10.92	9.80	15.62
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	7	1.15	1.08	.99	1.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.74	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.96	7
PAYROLL		
CONTRACT	.96	7
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	3.50	7
PAYROLL		
ELEVATOR	.22	3
HVAC	.36	7
ELECTRICAL	.02	2
STRUCT/ROOF	.46	7
PLUMBING	.08	2
FIRE/LIFE SFTY	.06	7
OTHER MAINT/SUP	2.43	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.25	7
ELECTRICAL	1.68	7
GAS		
FUEL OIL	.75	6
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	7
RDS/GNDS/SEC TOTAL	.19	7
RDS/GNDS TOTAL	.19	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.19	7
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.55	7
PAYROLL		
MGMT FEES	.55	7
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.97	7
REAL ESTATE TAX	1.97	7
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.15	7
CLEANING	.96	7
REPAIR/MAINT		
RDS/GROUNDS	.19	7
SECURITY		
ADMINISTRATIVE	.55	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Kamloops, BC

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	72,339 SQ. FT.				56,841 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					12.90	12.54		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	10.93	11.18						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	10.93	11.18						
EXPENSE									
CLEANING	3	1.18	1.24			1.18	1.24		
REPAIR-MAINT	3	1.63	1.37			1.63	1.37		
UTILITIES	3	1.19	1.15			1.19	1.15		
RDS/GRNDS/SEC	3	.22	.30			.28	.30		
ADMINISTRATIVE	3	.54	.35			.69	.35		
TOTAL OPER EXP	3	4.76	5.18			6.06	5.18		
FIXED EXPENSES	3	1.89	2.06			2.41	2.16		
TOTAL OPER+FIX	3	6.65	7.34			8.47	7.34		
LEASING EXP	3	.12	.21						
TOTAL PAYROLL	2	.99	1.01						
TOTAL CONTRACT	3	1.47	1.32						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7651	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	94.7	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.30	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.18	3	**UTILITIES TOTAL**	1.19	3	SECURITY TOTAL			**FIXED EXP TOTAL**	1.89	3	**TOTAL PAYROLL**	.99	2
PAYROLL	.14	2	ELECTRICAL	.83	3	SEC PAYROLL			REAL ESTATE TAX	1.88	3	CLEANING	.14	2
CONTRACT	1.09	3	GAS	.32	2	SEC CONTRACTS			BUILDING INS	.02	2	REPAIR/MAINT	.64	2
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.08	2
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	.54	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.63	3	PURCH CH WTR			PAYROLL	.13	2	**LEASING EXPENSES**	.12	3	ADMINISTRATIVE	.13	2
PAYROLL	.64	2	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.47	3
ELEVATOR	.11	2	WATER/SEWER	.07	3	PROF FEES			COMMISSIONS	.05	2	CLEANING	1.09	3
HVAC	.24	3	**RDS/GNDS/SEC TOTAL**	.22	3	GEN OFC EXP	.22	2	PROF FEES			REPAIR/MAINT	.36	2
ELECTRICAL	.08	3	RDS/GNDS TOTAL	.16	3	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.12	3
STRUCT/ROOF	.15	3	RDS/GNDS PAYRL	.08	2				BUY-OUTS			SECURITY		
PLUMBING	.07	3	RDS/GNDS CONTR	.12	3				OTHER LEASING	.16	2	ADMINISTRATIVE		
FIRE/LIFE SFTY	.06	3	RDS/GNDS OTHER											
OTHER MAINT/SUP	.60	3												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	72,339 SQ. FT.				56,841 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					12.90	12.54		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	10.93	11.18						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	10.93	11.18						
EXPENSE									
CLEANING	3	1.18	1.24			1.18	1.24		
REPAIR-MAINT	3	1.63	1.37			1.63	1.37		
UTILITIES	3	1.19	1.15			1.19	1.15		
RDS/GRNDS/SEC	3	.22	.30			.28	.30		
ADMINISTRATIVE	3	.54	.35			.69	.35		
TOTAL OPER EXP	3	4.76	5.18			6.06	5.18		
FIXED EXPENSES	3	1.89	2.06			2.41	2.16		
TOTAL OPER+FIX	3	6.65	7.34			8.47	7.34		
LEASING EXP	3	.12	.21						
TOTAL PAYROLL	2	.99	1.01						
TOTAL CONTRACT	3	1.47	1.32						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7651	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	94.7	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.30	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.18	3	**UTILITIES TOTAL**	1.19	3	SECURITY TOTAL			**FIXED EXP TOTAL**	1.89	3	**TOTAL PAYROLL**	.99	2
PAYROLL	.14	2	ELECTRICAL	.83	3	SEC PAYROLL			REAL ESTATE TAX	1.88	3	CLEANING	.14	2
CONTRACT	1.09	3	GAS	.32	2	SEC CONTRACTS			BUILDING INS	.02	2	REPAIR/MAINT	.64	2
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.08	2
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	.54	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.63	3	PURCH CH WTR			PAYROLL	.13	2	**LEASING EXPENSES**	.12	3	ADMINISTRATIVE	.13	2
PAYROLL	.64	2	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.47	3
ELEVATOR	.11	2	WATER/SEWER	.07	3	PROF FEES			COMMISSIONS	.05	2	CLEANING	1.09	3
HVAC	.24	3	**RDS/GNDS/SEC TOTAL**	.22	3	GEN OFC EXP	.22	2	PROF FEES			REPAIR/MAINT	.36	2
ELECTRICAL	.08	3	RDS/GNDS TOTAL	.16	3	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.12	3
STRUCT/ROOF	.15	3	RDS/GNDS PAYRL	.08	2				BUY-OUTS			SECURITY		
PLUMBING	.07	3	RDS/GNDS CONTR	.12	3				OTHER LEASING	.16	2	ADMINISTRATIVE		
FIRE/LIFE SFTY	.06	3	RDS/GNDS OTHER											
OTHER MAINT/SUP	.60	3												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Kelowna Area, BC

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	163,602 SQ. FT.				156,714 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					12.18	11.71	10.30	12.94
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	11.70	11.71	10.21	12.39				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	7	11.70	11.71	10.21	12.39				
EXPENSE									
CLEANING	7	1.25	1.26	1.05	1.37	1.25	1.26	1.05	1.37
REPAIR-MAINT	7	2.32	1.85	1.48	2.80	2.32	1.85	1.48	2.80
UTILITIES	7	.93	.76	.70	1.13	.93	.76	.70	1.13
RDS/GRNDS/SEC	7	.33	.37	.24	.45	.34	.37	.27	.46
ADMINISTRATIVE	7	.44	.36	.32	.36	.46	.36	.33	.36
TOTAL OPER EXP	7	5.26	4.63	4.32	5.96	5.50	4.63	4.39	5.96
FIXED EXPENSES	7	1.39	1.36	1.12	1.40	1.45	1.37	1.12	1.41
TOTAL OPER+FIX	7	6.65	5.59	5.43	7.29	6.95	5.67	5.46	7.29
LEASING EXP	7	.19	.21	.21	.21				
TOTAL PAYROLL	6	1.55	1.66	1.02	2.06				
TOTAL CONTRACT	7	1.64	1.89	1.40	1.97				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4712	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	482	5
AVG % OFFICE OCCUPANCY	98.4	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.27	6
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.25	7
PAYROLL	.27	6
CONTRACT	.98	7
SUP/MAT/MISC	.04	6
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	2.32	7
PAYROLL	1.07	6
ELEVATOR	.10	3
HVAC	.50	7
ELECTRICAL	.18	7
STRUCT/ROOF	.16	7
PLUMBING	.08	7
FIRE/LIFE SFTY	.09	7
OTHER MAINT/SUP	.41	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	.93	7
ELECTRICAL	.62	7
GAS	.23	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	6
RDS/GNDS/SEC TOTAL	.33	7
RDS/GNDS TOTAL	.33	7
RDS/GNDS PAYRL	.07	6
RDS/GNDS CONTR	.26	7
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.44	7
PAYROLL	.13	6
MGMT FEES		
PROF FEES		
GEN OFC EXP	.21	6
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.39	7
REAL ESTATE TAX	1.37	7
BUILDING INS	.02	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.19	7
ADV/PROMOTION		
COMMISSIONS	.05	6
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	.16	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.55	6
CLEANING	.27	6
REPAIR/MAINT	1.07	6
RDS/GROUNDS	.07	6
SECURITY		
ADMINISTRATIVE	.13	6
TOTAL CONTRACTS	1.64	7
CLEANING	.98	7
REPAIR/MAINT	.50	6
RDS/GROUNDS	.26	7
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	163,602 SQ. FT.				156,714 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					12.18	11.71	10.30	12.94
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	11.70	11.71	10.21	12.39				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	7	11.70	11.71	10.21	12.39				
EXPENSE									
CLEANING	7	1.25	1.26	1.05	1.37	1.25	1.26	1.05	1.37
REPAIR-MAINT	7	2.32	1.85	1.48	2.80	2.32	1.85	1.48	2.80
UTILITIES	7	.93	.76	.70	1.13	.93	.76	.70	1.13
RDS/GRNDS/SEC	7	.33	.37	.24	.45	.34	.37	.27	.46
ADMINISTRATIVE	7	.44	.36	.32	.36	.46	.36	.33	.36
TOTAL OPER EXP	7	5.26	4.63	4.32	5.96	5.50	4.63	4.39	5.96
FIXED EXPENSES	7	1.39	1.36	1.12	1.40	1.45	1.37	1.12	1.41
TOTAL OPER+FIX	7	6.65	5.59	5.43	7.29	6.95	5.67	5.46	7.29
LEASING EXP	7	.19	.21	.21	.21				
TOTAL PAYROLL	6	1.55	1.66	1.02	2.06				
TOTAL CONTRACT	7	1.64	1.89	1.40	1.97				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4712	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	482	5
AVG % OFFICE OCCUPANCY	98.4	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.27	6
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.25	7
PAYROLL	.27	6
CONTRACT	.98	7
SUP/MAT/MISC	.04	6
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	2.32	7
PAYROLL	1.07	6
ELEVATOR	.10	3
HVAC	.50	7
ELECTRICAL	.18	7
STRUCT/ROOF	.16	7
PLUMBING	.08	7
FIRE/LIFE SFTY	.09	7
OTHER MAINT/SUP	.41	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	.93	7
ELECTRICAL	.62	7
GAS	.23	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	6
RDS/GNDS/SEC TOTAL	.33	7
RDS/GNDS TOTAL	.33	7
RDS/GNDS PAYRL	.07	6
RDS/GNDS CONTR	.26	7
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.44	7
PAYROLL	.13	6
MGMT FEES		
PROF FEES		
GEN OFC EXP	.21	6
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.39	7
REAL ESTATE TAX	1.37	7
BUILDING INS	.02	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.19	7
ADV/PROMOTION		
COMMISSIONS	.05	6
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	.16	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.55	6
CLEANING	.27	6
REPAIR/MAINT	1.07	6
RDS/GROUNDS	.07	6
SECURITY		
ADMINISTRATIVE	.13	6
TOTAL CONTRACTS	1.64	7
CLEANING	.98	7
REPAIR/MAINT	.50	6
RDS/GROUNDS	.26	7
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

London, ON

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	316,054 SQ. FT.				266,350 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					16.68	16.79		
RETAIL AREA									
OTHER AREA	3	8.59	5.91						
TOTAL RENT	3	15.41	14.63						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	15.41	14.63						
EXPENSE									
CLEANING	3	.87	.84			.87	.84		
REPAIR-MAINT	3	2.24	2.04			2.24	2.04		
UTILITIES	3	1.28	1.09			1.28	1.09		
RDS/GRNDS/SEC	3	.03	.03			.04	.05		
ADMINISTRATIVE	3	.67	.66			.79	.83		
TOTAL OPER EXP	3	5.09	4.96			6.03	6.07		
FIXED EXPENSES	3	2.32	1.75			2.76	2.70		
TOTAL OPER+FIX	3	7.41	7.21			8.79	8.22		
LEASING EXP	2	2.31	3.59						
TOTAL PAYROLL									
TOTAL CONTRACT	3	.90	.86						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.65	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.87	3
PAYROLL		
CONTRACT	.87	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.24	3
PAYROLL		
ELEVATOR	.25	3
HVAC	.68	3
ELECTRICAL	.07	3
STRUCT/ROOF	.10	3
PLUMBING	.06	3
FIRE/LIFE SFTY	.49	3
OTHER MAINT/SUP	.58	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.28	3
ELECTRICAL	.83	3
GAS	.02	3
FUEL OIL		
PURCH STEAM	.45	2
PURCH CH WTR		
COAL		
WATER/SEWER	.03	3
RDS/GNDS/SEC TOTAL	.03	3
RDS/GNDS TOTAL	.03	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.67	3
PAYROLL		
MGMT FEES	.67	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.32	3
REAL ESTATE TAX	2.32	3
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.31	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	2.31	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.90	3
CLEANING	.87	3
REPAIR/MAINT		
RDS/GROUNDS	.03	3
SECURITY		
ADMINISTRATIVE	.67	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Moncton, NB

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	180,901 SQ. FT.				153,109 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					15.89	15.75	13.63	17.89
RETAIL AREA									
OTHER AREA	4	13.04	8.70	3.74	28.40				
TOTAL RENT	4	15.46	14.70	10.29	22.75				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	15.46	14.70	10.29	22.75				
EXPENSE									
CLEANING	4	1.06	1.38	1.01	1.98	1.06	1.38	1.01	1.98
REPAIR-MAINT	3	3.11	2.95			3.11	2.95		
UTILITIES	4	1.72	1.73	1.56	3.41	1.72	1.73	1.56	3.41
RDS/GRNDS/SEC	4	.27	.44	.24	1.00	.31	.65	.29	1.82
ADMINISTRATIVE	4	.58	.58	.53	.93	.68	.87	.61	1.60
TOTAL OPER EXP	3	6.64	6.77			7.72	8.25		
FIXED EXPENSES	3	4.26	3.97			4.95	4.99		
TOTAL OPER+FIX	3	10.89	10.79			12.67	13.09		
LEASING EXP	3	.48	.70						
TOTAL PAYROLL									
TOTAL CONTRACT	4	1.33	1.83	1.24	2.98				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.06	4
PAYROLL		
CONTRACT	1.06	4
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	3.11	3
PAYROLL		
ELEVATOR	.15	2
HVAC	.39	3
ELECTRICAL		
STRUCT/ROOF	.21	4
PLUMBING		
FIRE/LIFE SFTY	.04	4
OTHER MAINT/SUP	2.15	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.72	4
ELECTRICAL	1.61	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	4
RDS/GNDS/SEC TOTAL	.27	4
RDS/GNDS TOTAL	.27	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.27	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.58	4
PAYROLL		
MGMT FEES	.58	4
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.26	3
REAL ESTATE TAX	4.26	3
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.48	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.40	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.33	4
CLEANING	1.06	4
REPAIR/MAINT		
RDS/GROUNDS	.27	4
SECURITY		
ADMINISTRATIVE	.58	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Montreal, PQ

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	2,714,574 SQ. FT.				2,177,283 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	13					18.79	18.77	14.53	19.77
RETAIL AREA	6	7.72	7.53						
OTHER AREA	13	11.32	12.67	8.50	13.79				
TOTAL RENT	13	16.76	16.85	14.55	18.53				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	13	16.76	16.85	14.55	18.53				
EXPENSE									
CLEANING	16	.96	.76	.71	1.07	.96	.76	.71	1.07
REPAIR-MAINT	15	2.99	2.80	1.94	3.95	2.99	2.81	1.94	3.97
UTILITIES	16	1.74	1.95	1.68	2.25	1.74	1.96	1.68	2.25
RDS/GRNDS/SEC	12	.31	.05	.02	.47	.37	.07	.03	.72
ADMINISTRATIVE	14	.71	.58	.49	.64	.93	.79	.72	.92
TOTAL OPER EXP	15	6.33	6.56	4.85	7.86	7.89	8.74	7.36	10.54
FIXED EXPENSES	15	3.36	1.95	1.76	2.30	4.28	2.93	2.28	3.44
TOTAL OPER + FIX	14	9.42	8.62	7.10	10.08	12.01	11.71	10.62	12.70
LEASING EXP	7	.25	.49	.08	1.31				
TOTAL PAYROLL	3	1.63	1.52						
TOTAL CONTRACT	16	1.07	.81	.64	1.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	80654	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	345	2
AVG % OFFICE OCCUPANCY	100.0	3
AVL % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.96**	**16**
PAYROLL	.32	3
CONTRACT	.76	16
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	**2.99**	**15**
PAYROLL	1.24	3
ELEVATOR	.19	13
HVAC	.79	15
ELECTRICAL	.23	15
STRUCT/ROOF	.07	13
PLUMBING	.08	12
FIRE/LIFE SFTY	.38	15
OTHER MAINT/SUP	.64	15

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.74**	**16**
ELECTRICAL	1.26	16
GAS	.49	13
FUEL OIL	.02	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	12
RDS/GNDS/SEC TOTAL	**.31**	**12**
RDS/GNDS TOTAL	.03	12
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	12
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.53	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER	.53	2
ADMIN TOTAL	**.71**	**14**
PAYROLL		
MGMT FEES	65	14
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.36**	**15**
REAL ESTATE TAX	3.36	15
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.25**	**7**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.25	7
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.63**	**3**
CLEANING	.32	3
REPAIR/MAINT	1.24	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**1.07**	**16**
CLEANING	.76	16
REPAIR/MAINT	.67	2
RDS/GROUNDS	.03	12
SECURITY		
ADMINISTRATIVE	.65	14

***TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.**

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	83,096 SQ. FT.				80,352 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					16.69	14.53	13.27	20.25
RETAIL AREA									
OTHER AREA	5	9.71	12.54	2.46	16.79				
TOTAL RENT	5	14.72	14.55	11.03	18.01				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	14.72	14.55	11.03	18.01				
EXPENSE									
CLEANING	5	.80	.74	.53	1.02	.80	.74	.53	1.02
REPAIR-MAINT	4	1.96	1.75	1.30	2.70	1.96	1.75	1.30	2.70
UTILITIES	5	1.80	2.29	1.25	2.46	1.80	2.29	1.25	2.46
RDS/GRNDS/SEC	3	.18	.13			.27	.24		
ADMINISTRATIVE	5	.53	.48	.43	.64	.74	.82	.68	.97
TOTAL OPER EXP	4	4.89	5.21	4.04	6.37	7.11	9.56	5.77	12.17
FIXED EXPENSES	5	1.85	1.87	1.66	1.99	2.58	2.90	2.32	3.45
TOTAL OPER + FIX	4	6.70	6.87	5.85	8.18	9.75	12.56	8.31	15.62
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	5	.90	.88	.53	1.28				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.71	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.80**	**5**
PAYROLL		
CONTRACT	.80	5
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	**1.96**	**4**
PAYROLL		
ELEVATOR	.14	2
HVAC	.62	4
ELECTRICAL	.11	4
STRUCT/ROOF	.08	3
PLUMBING	.09	3
FIRE/LIFE SFTY	.16	4
OTHER MAINT/SUP	.83	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.80**	**5**
ELECTRICAL	1.34	5
GAS	.72	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.02	4
RDS/GNDS/SEC TOTAL	**.18**	**3**
RDS/GNDS TOTAL	.18	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.53**	**5**
PAYROLL		
MGMT FEES	53	5
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.85**	**5**
REAL ESTATE TAX	1.85	5
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.90**	**5**
CLEANING	.80	5
REPAIR/MAINT		
RDS/GROUNDS	.18	3
SECURITY		
ADMINISTRATIVE	.53	5

***TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.**

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Montreal, PQ

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	467,717 SQ. FT.				437,508 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.81	1.34			1.81	1.34		
REPAIR-MAINT	3	3.09	3.18			3.10	3.18		
UTILITIES	3	1.97	1.97			1.98	1.97		
RDS/GRNDS/SEC	3	.21	.05			.23	.05		
ADMINISTRATIVE	2	1.23	1.10			1.28	1.13		
TOTAL OPER EXP	3	8.01	6.83			8.56	7.66		
FIXED EXPENSES	2	2.55	2.59			2.91	2.98		
TOTAL OPER+FIX	2	9.25	9.28			10.55	10.62		
LEASING EXP									
TOTAL PAYROLL	2	2.49	2.26						
TOTAL CONTRACT	3	1.00	.81						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	45789	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	100.0	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.81	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.81**	**3**
PAYROLL	1.20	2
CONTRACT	.73	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	**3.09**	**3**
PAYROLL	.98	2
ELEVATOR	.16	3
HVAC	.79	3
ELECTRICAL	.31	3
STRUCT/ROOF	.27	2
PLUMBING	.06	2
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.91	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.97**	**3**
ELECTRICAL	1.38	3
GAS	.81	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	**.21**	**3**
RDS/GNDS TOTAL	.08	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**1.23**	**2**
PAYROLL		
MGMT FEES	.94	2
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.55**	**2**
REAL ESTATE TAX	2.55	2
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.49**	**2**
CLEANING	1.20	2
REPAIR/MAINT	.98	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**1.00**	**3**
CLEANING	.73	3
REPAIR/MAINT		
RDS/GROUNDS	.08	3
SECURITY		
ADMINISTRATIVE	.94	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	2,772,004 SQ. FT.				2,502,732 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	9					22.19	21.00	13.08	22.84
RETAIL AREA									
OTHER AREA	7	12.54	10.43	8.21	13.70				
TOTAL RENT	9	21.35	19.37	12.21	22.14				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	9	21.35	19.37	12.21	22.14				
EXPENSE									
CLEANING	12	.81	.85	.71	1.26	.81	.85	.72	1.26
REPAIR-MAINT	12	2.69	1.90	1.60	2.93	2.71	1.90	1.60	3.00
UTILITIES	13	2.47	2.07	1.76	2.53	2.48	2.07	1.76	2.53
RDS/GRNDS/SEC	11	.11	.21	.02	.57	.12	.27	.02	.77
ADMINISTRATIVE	9	.80	.72	.53	.82	.88	.84	.60	.89
TOTAL OPER EXP	11	6.74	6.20	5.14	6.99	7.45	6.46	6.06	7.60
FIXED EXPENSES	11	2.00	2.00	1.11	2.38	2.29	2.25	1.36	3.25
TOTAL OPER+FIX	9	8.30	7.98	6.51	9.35	9.45	9.31	7.31	10.33
LEASING EXP	5	.23	.14	.07	.33				
TOTAL PAYROLL	4	.74	.71	.67	.86				
TOTAL CONTRACT	13	.98	1.14	.65	2.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8088	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	196	4
AVG % OFFICE OCCUPANCY	92.4	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.81**	**12**
PAYROLL	.03	4
CONTRACT	.80	12
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	**2.69**	**12**
PAYROLL	.70	4
ELEVATOR	.35	8
HVAC	.45	12
ELECTRICAL	.13	11
STRUCT/ROOF	.06	11
PLUMBING	.06	6
FIRE/LIFE SFTY	.67	10
OTHER MAINT/SUP	.90	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.47**	**13**
ELECTRICAL	1.88	13
GAS	.14	3
FUEL OIL	.02	4
PURCH STEAM	.48	4
PURCH CH WTR		
COAL		
WATER/SEWER	.13	6
RDS/GNDS/SEC TOTAL	**.11**	**11**
RDS/GNDS TOTAL	.05	11
RDS/GNDS PAYRL	.01	4
RDS/GNDS CONTR	.05	11
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.41	4
SEC PAYROLL	.01	2
SEC CONTRACTS	.36	2
SEC OTHER	.53	2
ADMIN TOTAL	**.80**	**9**
PAYROLL		
MGMT FEES	.80	9
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.00**	**11**
REAL ESTATE TAX	2.00	11
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.23**	**5**
ADV/PROMOTION		
COMMISSIONS	.03	5
PROF FEES		
TENANT ALTS	.20	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.74**	**4**
CLEANING	.03	4
REPAIR/MAINT	.70	4
RDS/GROUNDS	.01	4
SECURITY	.01	2
ADMINISTRATIVE		
TOTAL CONTRACTS	**.98**	**13**
CLEANING	.80	12
REPAIR/MAINT	.80	4
RDS/GROUNDS	.05	11
SECURITY	.36	2
ADMINISTRATIVE	.80	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Montreal, PQ

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	67,339 SQ. FT.				57,506 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					13.78	13.19	11.86	27.58
RETAIL AREA									
OTHER AREA	3	8.64	7.00						
TOTAL RENT	5	12.95	13.67	10.73	24.39				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	12.95	13.67	10.73	24.39				
EXPENSE									
CLEANING	4	1.25	1.37	.71	2.68	1.25	1.37	.71	2.68
REPAIR-MAINT	4	1.77	1.72	1.48	2.87	1.77	1.72	1.48	2.87
UTILITIES	5	2.32	2.07	1.68	2.96	2.32	2.07	1.68	2.96
RDS/GRNDS/SEC	4	.20	.19	.09	.30	.23	.21	.09	.51
ADMINISTRATIVE	5	.68	.63	.42	1.31	.80	.72	.46	2.22
TOTAL OPER EXP	3	5.30	5.14			5.75	6.39		
FIXED EXPENSES	5	1.55	1.12	.95	1.90	1.82	1.39	1.06	2.76
TOTAL OPER+FIX	3	6.85	6.76			7.42	7.78		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	5	1.38	1.14	.44	2.88				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.75	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.25	4
PAYROLL		
CONTRACT	1.25	4
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.77	4
PAYROLL		
ELEVATOR		
HVAC	.64	4
ELECTRICAL	.10	3
STRUCT/ROOF	.03	3
PLUMBING	.07	2
FIRE/LIFE SFTY	.06	2
OTHER MAINT/SUP	.86	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.32	5
ELECTRICAL	1.83	5
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.02	2
RDS/GNDS/SEC TOTAL	.20	4
RDS/GNDS TOTAL	.20	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.20	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.68	5
PAYROLL		
MGMT FEES	.68	5
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.55	5
REAL ESTATE TAX	1.55	5
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.38	5
CLEANING	1.25	4
REPAIR/MAINT		
RDS/GROUNDS	.20	4
SECURITY		
ADMINISTRATIVE	.68	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	505,883 SQ. FT.				470,537 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.75	.76			.75	.76		
REPAIR-MAINT	3	2.30	1.61			2.30	1.61		
UTILITIES	3	1.62	1.71			1.62	1.71		
RDS/GRNDS/SEC	2	.56	.57			.63	.64		
ADMINISTRATIVE									
TOTAL OPER EXP	3	5.35	5.15			5.75	5.78		
FIXED EXPENSES	3	2.77	2.19			2.98	2.45		
TOTAL OPER+FIX	3	8.12	7.33			8.73	8.23		
LEASING EXP									
TOTAL PAYROLL	2	.71	.71						
TOTAL CONTRACT	3	1.39	1.62						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7350	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	164	2
AVG % OFFICE OCCUPANCY	91.0	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	3
PAYROLL	.01	2
CONTRACT	.75	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.30	3
PAYROLL	.68	2
ELEVATOR	.24	3
HVAC	.31	3
ELECTRICAL	.14	3
STRUCT/ROOF	.10	3
PLUMBING		
FIRE/LIFE SFTY	.30	3
OTHER MAINT/SUP	.73	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.62	3
ELECTRICAL	.94	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.56	2
RDS/GNDS TOTAL	.19	2
RDS/GNDS PAYRL	.01	2
RDS/GNDS CONTR	.18	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	2
SEC PAYROLL	.01	2
SEC CONTRACTS	.36	2
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.77	3
REAL ESTATE TAX	2.77	3
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.71	2
CLEANING	.01	2
REPAIR/MAINT	.68	2
RDS/GROUNDS	.01	2
SECURITY	.01	2
ADMINISTRATIVE		
TOTAL CONTRACTS	1.39	3
CLEANING	.75	3
REPAIR/MAINT	.70	2
RDS/GROUNDS	.18	2
SECURITY	.36	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Ottawa, ON

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	43 BLDS	7,835,056 SQ. FT.				6,487,206 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	43					20.45	18.38	16.96	20.06
RETAIL AREA	17	14.32	24.24	15.17	40.76				
OTHER AREA	42	13.69	12.98	9.94	14.84				
TOTAL RENT	43	19.29	17.25	16.24	19.62				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	43	19.29	17.25	16.24	19.62				
EXPENSE									
CLEANING	42	1.06	.89	.63	1.11	1.06	.89	.64	1.15
REPAIR-MAINT	38	2.13	2.14	1.83	3.19	2.15	2.14	1.84	3.20
UTILITIES	42	2.76	2.33	2.05	3.29	2.78	2.33	2.05	3.35
RDS/GRNDS/SEC	32	.02	.01		.03	.02	.01		.03
ADMINISTRATIVE	43	.88	.87	.74	1.04	1.06	1.02	.90	1.30
TOTAL OPER EXP	36	6.72	6.78	5.42	8.69	8.02	8.19	5.90	10.88
FIXED EXPENSES	43	1.97	2.32	1.61	2.98	2.38	2.85	2.15	3.88
TOTAL OPER+FIX	36	8.67	9.72	8.40	10.71	10.34	11.80	10.08	14.66
LEASING EXP	41	.20	.06	.01	.27				
TOTAL PAYROLL	2	.44	.45						
TOTAL CONTRACT	43	1.05	.87	.59	1.19				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	288256	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	104	2
AVG % OFFICE OCCUPANCY	100.0	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.33	43

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.06**	**42**
PAYROLL		
CONTRACT	1.05	42
SUP/MAT/MISC		
TRASH REMOVAL	.03	2
REPR/MAINT TOTAL	**2.13**	**38**
PAYROLL	.19	2
ELEVATOR	.27	38
HVAC	.59	38
ELECTRICAL	.13	38
STRUCT/ROOF	.10	35
PLUMBING	.10	38
FIRE/LIFE SFTY	.08	38
OTHER MAINT/SUP	.85	38

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.76**	**42**
ELECTRICAL	1.47	42
GAS	.08	14
FUEL OIL		
PURCH STEAM	.61	37
PURCH CH WTR	.52	31
COAL		
WATER/SEWER	.30	42
RDS/GNDS/SEC TOTAL	**.02**	**32**
RDS/GNDS TOTAL	.01	32
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	32
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.03	2
SEC PAYROLL		
SEC CONTRACTS	.03	2
SEC OTHER		
ADMIN TOTAL	**.88**	**43**
PAYROLL	.25	2
MGMT FEES	.82	41
PROF FEES	.05	2
GEN OFC EXP	.10	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.97**	**43**
REAL ESTATE TAX	1.94	43
BUILDING INS	.10	2
PERS PROP TAX		
OTHER TAX	.28	2
LEASING EXPENSES	**.20**	**41**
ADV/PROMOTION		
COMMISSIONS	.01	29
PROF FEES		
TENANT ALTS	.20	38
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.44**	**2**
CLEANING		
REPAIR/MAINT	.19	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.25	2
TOTAL CONTRACTS	**1.05**	**43**
CLEANING	1.05	42
REPAIR/MAINT	.25	2
RDS/GROUNDS	.01	32
SECURITY	.03	2
ADMINISTRATIVE	.85	43

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	154,387 SQ. FT.				122,913 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					15.16	13.93	11.49	17.69
RETAIL AREA									
OTHER AREA	5	9.93	8.93	5.89	14.73				
TOTAL RENT	5	14.09	13.93	10.29	16.62				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	14.09	13.93	10.29	16.62				
EXPENSE									
CLEANING	5	1.30	1.11	.74	1.61	1.30	1.11	.74	1.61
REPAIR-MAINT	2	3.17	3.05			3.17	3.05		
UTILITIES	5	2.37	2.33	2.07	2.94	2.37	2.33	2.07	2.94
RDS/GRNDS/SEC	3	.05	.02			.06	.03		
ADMINISTRATIVE	5	1.21	1.03	.75	2.09	1.52	1.32	1.01	2.27
TOTAL OPER EXP	2	7.92	7.67			11.10	11.00		
FIXED EXPENSES	5	2.55	2.21	1.54	3.22	3.20	2.26	1.78	4.73
TOTAL OPER+FIX	2	11.18	10.89			15.68	15.73		
LEASING EXP	5	.29	.11	.01	.61				
TOTAL PAYROLL									
TOTAL CONTRACT	5	1.33	1.19	.75	1.63				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.86	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.30**	**5**
PAYROLL		
CONTRACT	1.30	5
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	**3.17**	**2**
PAYROLL		
ELEVATOR	.50	2
HVAC	.92	2
ELECTRICAL	.08	2
STRUCT/ROOF	.20	2
PLUMBING	.06	2
FIRE/LIFE SFTY	.09	2
OTHER MAINT/SUP	1.31	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.37**	**5**
ELECTRICAL	1.11	5
GAS	.29	2
FUEL OIL		
PURCH STEAM	.90	4
PURCH CH WTR		
COAL		
WATER/SEWER	.37	5
RDS/GNDS/SEC TOTAL	**.05**	**3**
RDS/GNDS TOTAL	.05	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**1.21**	**5**
PAYROLL		
MGMT FEES	1.21	5
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.55**	**5**
REAL ESTATE TAX	2.55	5
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.29**	**5**
ADV/PROMOTION		
COMMISSIONS	.02	2
PROF FEES		
TENANT ALTS	.28	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**1.33**	**5**
CLEANING	1.30	5
REPAIR/MAINT		
RDS/GROUNDS	.05	3
SECURITY		
ADMINISTRATIVE	1.21	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Ottawa, ON

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	354,578 SQ. FT.				242,991 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					20.26	17.47	15.97	25.94
RETAIL AREA	2	12.80	14.99						
OTHER AREA	4	13.77	11.88	9.76	14.44				
TOTAL RENT	4	18.14	16.27	15.09	21.42				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	18.14	16.27	15.09	21.42				
EXPENSE									
CLEANING	4	2.17	2.11	.99	3.20	2.35	2.25	1.19	3.20
REPAIR-MAINT	3	2.07	2.00			2.34	2.00		
UTILITIES	4	3.49	3.28	2.72	4.30	3.77	3.91	3.15	4.49
RDS/GRNDS/SEC	2	.04	.04			.05	.06		
ADMINISTRATIVE	4	.81	.93	.59	1.03	1.18	1.25	.74	1.74
TOTAL OPER EXP	3	7.66	8.69			10.45	9.89		
FIXED EXPENSES	4	2.79	2.23	2.05	3.54	4.07	3.46	2.79	5.74
TOTAL OPER+FIX	3	10.66	10.91			14.55	15.81		
LEASING EXP	3	.23	.05						
TOTAL PAYROLL									
TOTAL CONTRACT	4	2.24	2.17	1.12	3.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.73	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**2.17**	**4**
PAYROLL		
CONTRACT	2.17	4
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	**2.07**	**3**
PAYROLL		
ELEVATOR	.26	3
HVAC	.36	3
ELECTRICAL	.13	3
STRUCT/ROOF	.06	2
PLUMBING	.13	3
FIRE/LIFE SFTY	.06	3
OTHER MAINT/SUP	1.01	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**3.49**	**4**
ELECTRICAL	2.16	4
GAS		
FUEL OIL		
PURCH STEAM	.58	3
PURCH CH WTR	.56	3
COAL		
WATER/SEWER	.40	4
RDS/GNDS/SEC TOTAL	**.04**	**2**
RDS/GNDS TOTAL	.02	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.81**	**4**
PAYROLL		
MGMT FEES	.97	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.79**	**4**
REAL ESTATE TAX	2.66	4
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.23**	**3**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.20	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**2.24**	**4**
CLEANING	2.17	4
REPAIR/MAINT		
RDS/GROUNDS	.02	2
SECURITY		
ADMINISTRATIVE	.74	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	2,196,157 SQ. FT.				1,815,910 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					19.33	18.60	17.60	20.54
RETAIL AREA	3	14.14	22.50						
OTHER AREA	13	12.26	12.39	9.51	14.64				
TOTAL RENT	13	18.12	17.97	16.40	20.08				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	13	18.12	17.97	16.40	20.08				
EXPENSE									
CLEANING	12	1.01	.74	.61	.93	1.02	.77	.61	.93
REPAIR-MAINT	12	2.56	2.53	1.93	3.19	2.59	2.53	2.01	3.21
UTILITIES	12	2.33	2.16	1.83	2.37	2.36	2.17	1.90	2.37
RDS/GRNDS/SEC	9	.01	.01		.02	.02	.01		.02
ADMINISTRATIVE	13	1.00	.87	.78	1.11	1.21	1.11	.92	1.23
TOTAL OPER EXP	10	6.72	6.78	5.19	7.97	7.81	7.73	5.88	9.17
FIXED EXPENSES	13	2.75	2.81	2.31	3.38	3.33	3.05	2.72	4.01
TOTAL OPER+FIX	10	9.61	9.57	9.28	10.30	11.17	11.06	10.08	13.32
LEASING EXP	12	.46	.12	.05	.30				
TOTAL PAYROLL									
TOTAL CONTRACT	13	.90	.73	.56	.94				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.62	13

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.01**	**12**
PAYROLL		
CONTRACT	1.01	12
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	**2.56**	**12**
PAYROLL		
ELEVATOR	.27	12
HVAC	.89	12
ELECTRICAL	.15	12
STRUCT/ROOF	.16	12
PLUMBING	.11	12
FIRE/LIFE SFTY	.14	12
OTHER MAINT/SUP	.84	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.33**	**12**
ELECTRICAL	1.25	12
GAS	.25	3
FUEL OIL		
PURCH STEAM	.56	9
PURCH CH WTR	.56	8
COAL		
WATER/SEWER	.26	12
RDS/GNDS/SEC TOTAL	**.01**	**9**
RDS/GNDS TOTAL	.01	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	9
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**1.00**	**13**
PAYROLL		
MGMT FEES	1.00	13
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.75**	**13**
REAL ESTATE TAX	2.75	13
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.46**	**12**
ADV/PROMOTION		
COMMISSIONS	.02	11
PROF FEES		
TENANT ALTS	.51	11
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.90**	**13**
CLEANING	1.01	12
REPAIR/MAINT		
RDS/GROUNDS	.01	9
SECURITY		
ADMINISTRATIVE	1.00	13

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Ottawa, ON

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	2,620,568 SQ. FT.				2,267,769 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					21.24	18.23	17.21	18.64
RETAIL AREA	4	14.52	40.76	23.70	53.29				
OTHER AREA	6	13.32	12.74	12.24	14.70				
TOTAL RENT	7	20.19	17.78	16.67	18.07				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	7	20.19	17.78	16.67	18.07				
EXPENSE									
CLEANING	7	.77	.86	.57	.89	.77	.86	.57	.89
REPAIR-MAINT	7	2.39	2.26	1.68	2.88	2.40	2.26	1.68	2.88
UTILITIES	7	2.67	2.30	2.06	3.29	2.67	2.32	2.06	3.29
RDS/GRNDS/SEC	6	.01	.01		.03	.02	.01		.03
ADMINISTRATIVE	7	.80	.78	.69	.84	.92	.91	.81	1.01
TOTAL OPER EXP	7	6.64	5.93	5.66	7.50	7.68	7.24	5.80	9.04
FIXED EXPENSES	7	2.41	2.45	1.25	2.70	2.79	2.85	1.73	3.29
TOTAL OPER+FIX	7	9.05	9.68	7.36	10.70	10.46	10.43	8.41	12.46
LEASING EXP	7	.15	.04	.02	.21				
TOTAL PAYROLL									
TOTAL CONTRACT	7	.83	.86	.58	.98				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.87	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.77	7
PAYROLL		
CONTRACT	.76	7
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.39	7
PAYROLL		
ELEVATOR	.26	7
HVAC	.42	7
ELECTRICAL	.14	7
STRUCT/ROOF	.15	5
PLUMBING	.10	7
FIRE/LIFE SFTY	.06	7
OTHER MAINT/SUP	1.27	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.67	7
ELECTRICAL	1.31	7
GAS		
FUEL OIL		
PURCH STEAM	.63	7
PURCH CH WTR	.57	5
COAL		
WATER/SEWER	.30	7
RDS/GNDS/SEC TOTAL	.01	6
RDS/GNDS TOTAL	.01	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	6
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.80	7
PAYROLL		
MGMT FEES	.89	6
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.41	7
REAL ESTATE TAX	2.34	7
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.15	7
ADV/PROMOTION		
COMMISSIONS	.03	2
PROF FEES		
TENANT ALTS	.09	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.83	7
CLEANING	.76	7
REPAIR/MAINT		
RDS/GROUNDS	.01	6
SECURITY		
ADMINISTRATIVE	.73	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Prince George, BC

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	232,282 SQ. FT.				213,618 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					12.22	12.21	9.81	13.65
RETAIL AREA									
OTHER AREA	2	5.14	4.56						
TOTAL RENT	6	12.01	12.25	9.39	13.57				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	6	12.01	12.25	9.39	13.57				
EXPENSE									
CLEANING	6	1.07	1.06	.97	1.13	1.10	1.11	.97	1.20
REPAIR-MAINT	6	1.75	1.65	1.51	2.28	1.80	1.65	1.51	2.34
UTILITIES	6	.97	.88	.82	.92	1.00	.88	.82	.92
RDS/GRNDS/SEC	6	.21	.21	.16	.31	.23	.27	.17	.32
ADMINISTRATIVE	6	.51	.49	.43	.65	.55	.49	.43	.81
TOTAL OPER EXP	6	4.51	4.37	3.85	5.69	4.91	4.39	3.88	7.10
FIXED EXPENSES	6	1.20	1.23	.87	1.73	1.31	1.33	.87	2.23
TOTAL OPER+FIX	6	5.71	5.67	4.76	7.32	6.21	5.70	4.81	9.33
LEASING EXP	6	.21	.21	.21	.21				
TOTAL PAYROLL	4	.94	.88	77	1.11				
TOTAL CONTRACT	6	1.62	1.69	1.51	1.94				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4441	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	470	3
AVG % OFFICE OCCUPANCY	89.7	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.76	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.07	6
PAYROLL	.06	3
CONTRACT	1.01	6
SUP/MAT/MISC	.03	4
TRASH REMOVAL		
REPR/MAINT TOTAL	1.75	6
PAYROLL	.73	4
ELEVATOR	.09	6
HVAC	.34	6
ELECTRICAL	.11	6
STRUCT/ROOF	.16	6
PLUMBING	.05	6
FIRE/LIFE SFTY	.13	6
OTHER MAINT/SUP	.36	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	.97	6
ELECTRICAL	.64	6
GAS	.27	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	6
RDS/GNDS/SEC TOTAL	.21	6
RDS/GNDS TOTAL	.18	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	6
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.06	3
SEC PAYROLL		
SEC CONTRACTS	.05	3
SEC OTHER		
ADMIN TOTAL	.51	6
PAYROLL	.15	4
MGMT FEES	.65	2
PROF FEES		
GEN OFC EXP	.21	4
OTHER ADM EXP	.12	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.20	6
REAL ESTATE TAX	1.18	6
BUILDING INS	.03	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.21	6
ADV/PROMOTION		
COMMISSIONS	.06	6
PROF FEES		
TENANT ALTS	.10	2
BUY-OUTS		
OTHER LEASING	.13	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.94	4
CLEANING	.06	3
REPAIR/MAINT	.73	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.15	4
TOTAL CONTRACTS	1.62	6
CLEANING	1.01	6
REPAIR/MAINT	.58	4
RDS/GROUNDS	.18	6
SECURITY	.05	3
ADMINISTRATIVE	.65	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Prince George, BC

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	170,516 SQ. FT.				152,508 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					13.31	13.34	10.45	15.13
RETAIL AREA									
OTHER AREA	2	5.14	4.56						
TOTAL RENT	5	12.96	13.52	9.63	14.89				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	12.96	13.52	9.63	14.89				
EXPENSE									
CLEANING	5	1.14	1.09	1.00	1.39	1.18	1.13	1.03	1.42
REPAIR-MAINT	5	1.84	1.77	1.41	2.31	1.91	1.77	1.41	2.51
UTILITIES	5	1.08	.92	.83	1.31	1.12	.92	.83	1.45
RDS/GRNDS/SEC	5	.21	.20	.10	.33	.24	.31	.11	.33
ADMINISTRATIVE	5	.54	.52	.43	.65	.60	.52	.44	.92
TOTAL OPER EXP	5	4.80	4.45	4.07	5.72	5.37	4.47	4.09	8.04
FIXED EXPENSES	5	1.39	1.55	.89	1.76	1.56	1.74	.90	2.32
TOTAL OPER+FIX	5	6.20	6.02	5.04	7.39	6.93	6.04	5.08	10.36
LEASING EXP	5	.20	.21	.16	.23				
TOTAL PAYROLL	3	.94	.83						
TOTAL CONTRACT	5	1.65	1.84	1.29	1.98				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3284	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	516	2
AVG % OFFICE OCCUPANCY	99.5	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.44	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.14**	**5**
PAYROLL	.06	2
CONTRACT	1.09	5
SUP/MAT/MISC	.03	3
TRASH REMOVAL		
REPR/MAINT TOTAL	**1.84**	**5**
PAYROLL	.75	3
ELEVATOR	.11	5
HVAC	.37	5
ELECTRICAL	.11	5
STRUCT/ROOF	.16	5
PLUMBING	.05	5
FIRE/LIFE SFTY	.15	5
OTHER MAINT/SUP	.44	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.08**	**5**
ELECTRICAL	.74	5
GAS	.29	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	5
RDS/GNDS/SEC TOTAL	**.21**	**5**
RDS/GNDS TOTAL	.19	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.19	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.06	2
SEC PAYROLL		
SEC CONTRACTS	.05	2
SEC OTHER		
ADMIN TOTAL	**.54**	**5**
PAYROLL	.16	3
MGMT FEES	.65	2
PROF FEES		
GEN OFC EXP	.21	3
OTHER ADM EXP	.15	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.39**	**5**
REAL ESTATE TAX	1.38	5
BUILDING INS	.03	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.20**	**5**
ADV/PROMOTION		
COMMISSIONS	.07	5
PROF FEES		
TENANT ALTS	.10	2
BUY-OUTS		
OTHER LEASING	.16	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.94**	**3**
CLEANING	.06	2
REPAIR/MAINT	.75	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.16	3
TOTAL CONTRACTS	**1.65**	**5**
CLEANING	1.09	5
REPAIR/MAINT	.58	3
RDS/GROUNDS	.19	5
SECURITY	.05	2
ADMINISTRATIVE	.65	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Quebec, PQ

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	17 BLDS	2,629,063 SQ. FT.				2,319,908 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					13.56	14.52	11.96	16.01
RETAIL AREA									
OTHER AREA	8	8.84	10.01	6.75	16.85				
TOTAL RENT	10	12.78	14.02	11.06	15.90				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	10	12.78	14.02	11.06	15.90				
EXPENSE									
CLEANING	16	.81	.75	.65	.91	.81	.75	.65	.91
REPAIR-MAINT	17	2.25	2.54	1.96	2.78	2.25	2.54	1.96	2.80
UTILITIES	17	1.81	1.83	1.58	2.06	1.81	1.83	1.58	2.06
RDS/GRNDS/SEC	17	.57	.28	.07	.59	.64	.30	.08	.68
ADMINISTRATIVE	10	.50	.52	.44	.64	.60	.64	.52	.66
TOTAL OPER EXP	16	5.58	5.95	5.24	6.71	6.32	6.51	5.96	7.61
FIXED EXPENSES	17	4.59	2.32	1.70	3.60	5.21	2.69	1.88	4.26
TOTAL OPER+FIX	16	10.24	8.87	7.94	10.18	11.60	9.70	9.18	11.61
LEASING EXP	3	.92	1.06						
TOTAL PAYROLL	7	1.69	1.51	1.13	1.83				
TOTAL CONTRACT	17	1.51	1.25	.79	1.65				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	45358	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	270	7
AVG % OFFICE OCCUPANCY	97.3	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.57	17

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.81**	**16**
PAYROLL	.06	6
CONTRACT	.76	16
SUP/MAT/MISC	.01	5
TRASH REMOVAL		
REPR/MAINT TOTAL	**2.25**	**17**
PAYROLL	1.39	7
ELEVATOR	.14	16
HVAC	.52	17
ELECTRICAL	.10	17
STRUCT/ROOF	.10	17
PLUMBING	.07	10
FIRE/LIFE SFTY	.12	17
OTHER MAINT/SUP	.15	17

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.81**	**17**
ELECTRICAL	1.61	17
GAS	.21	7
FUEL OIL	.09	10
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	**.57**	**17**
RDS/GNDS TOTAL	.11	17
RDS/GNDS PAYRL	.01	7
RDS/GNDS CONTR	.10	17
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.58	7
SEC PAYROLL	.02	3
SEC CONTRACTS	.72	3
SEC OTHER	.53	4
ADMIN TOTAL	**.50**	**10**
PAYROLL		
MGMT FEES	.50	10
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.59**	**17**
REAL ESTATE TAX	4.59	17
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.92**	**3**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.92	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.69**	**7**
CLEANING	.06	6
REPAIR/MAINT	1.39	7
RDS/GROUNDS	.01	7
SECURITY	.02	3
ADMINISTRATIVE		
TOTAL CONTRACTS	**1.51**	**17**
CLEANING	.76	16
REPAIR/MAINT	.69	7
RDS/GROUNDS	.10	17
SECURITY	.72	3
ADMINISTRATIVE	.50	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Quebec, PQ

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	158,819 SQ. FT.				149,220 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					15.46	15.95	12.86	16.74
RETAIL AREA									
OTHER AREA	4	8.66	11.55	6.75	16.85				
TOTAL RENT	6	15.01	15.40	12.53	16.01				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	6	15.01	15.40	12.53	16.01				
EXPENSE									
CLEANING	6	.78	.72	.64	1.10	.78	.72	.65	1.10
REPAIR-MAINT	6	3.10	2.77	2.43	2.94	3.10	2.77	2.43	2.94
UTILITIES	6	2.21	2.13	1.80	2.64	2.21	2.13	1.80	2.64
RDS/GRNDS/SEC	6	.08	.08	.05	.18	.09	.08	.05	.18
ADMINISTRATIVE	6	.55	.56	.51	.72	.59	.62	.52	.74
TOTAL OPER EXP	6	6.72	6.71	6.09	7.03	7.15	7.40	6.25	8.00
FIXED EXPENSES	6	2.07	1.93	1.41	2.06	2.21	2.01	1.56	2.08
TOTAL OPER + FIX	6	8.79	8.75	7.44	9.95	9.36	9.21	7.64	10.65
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	6	.86	.84	.74	1.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.74	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.78	6
PAYROLL		
CONTRACT	.78	6
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	3.10	6
PAYROLL		
ELEVATOR	.10	5
HVAC	1.34	6
ELECTRICAL	.22	6
STRUCT/ROOF	.09	6
PLUMBING	.11	6
FIRE/LIFE SFTY	.75	6
OTHER MAINT/SUP	.49	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.21	6
ELECTRICAL	2.06	6
GAS		
FUEL OIL	.34	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.08	6
RDS/GNDS TOTAL	.08	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	6
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.55	6
PAYROLL		
MGMT FEES	.55	6
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.07	6
REAL ESTATE TAX	2.07	6
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.86	6
CLEANING	.78	6
REPAIR/MAINT		
RDS/GROUNDS	.08	6
SECURITY		
ADMINISTRATIVE	.55	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	204,513 SQ. FT.				181,245 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					13.26	13.14		
RETAIL AREA									
OTHER AREA	3	8.56	11.04						
TOTAL RENT	3	12.73	13.15						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	12.73	13.15						
EXPENSE									
CLEANING	3	.82	.92			.82	.92		
REPAIR-MAINT	3	2.87	2.64			2.87	2.66		
UTILITIES	3	1.55	1.56			1.56	1.57		
RDS/GRNDS/SEC	3	.54	.07			.61	.09		
ADMINISTRATIVE	3	.52	.51			.59	.65		
TOTAL OPER EXP	3	6.30	5.95			7.10	7.47		
FIXED EXPENSES	3	1.91	1.79			2.16	1.85		
TOTAL OPER + FIX	3	8.21	8.54			9.27	9.31		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	3	1.36	1.10						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.75	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.82	3
PAYROLL		
CONTRACT	.82	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.87	3
PAYROLL		
ELEVATOR	.22	3
HVAC	1.32	3
ELECTRICAL	.21	3
STRUCT/ROOF	.17	3
PLUMBING	.08	3
FIRE/LIFE SFTY	.06	3
OTHER MAINT/SUP	.81	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.55	3
ELECTRICAL	1.30	3
GAS		
FUEL OIL	.21	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.54	3
RDS/GNDS TOTAL	.54	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.54	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.52	3
PAYROLL		
MGMT FEES	.52	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.91	3
REAL ESTATE TAX	1.91	3
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.36	3
CLEANING	.82	3
REPAIR/MAINT		
RDS/GROUNDS	.54	3
SECURITY		
ADMINISTRATIVE	.52	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Quebec, PQ

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	634,502 SQ. FT.				530,784 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.67	.65			.67	.66		
REPAIR-MAINT	4	1.84	1.59	1.15	2.35	1.85	1.59	1.15	2.36
UTILITIES	4	1.84	1.95	1.63	2.05	1.84	1.95	1.64	2.05
RDS/GRNDS/SEC	4	.60	.47	.26	1.00	.72	.53	.30	1.12
ADMINISTRATIVE									
TOTAL OPER EXP	3	5.23	5.19			6.30	5.82		
FIXED EXPENSES	4	2.86	3.28	2.19	3.59	3.42	3.70	2.69	4.02
TOTAL OPER+FIX	3	8.06	8.67			9.72	9.70		
LEASING EXP									
TOTAL PAYROLL	3	2.00	1.40						
TOTAL CONTRACT	4	1.61	1.54	1.05	2.19				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	37918	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	283	3
AVG % OFFICE OCCUPANCY	93.3	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.64	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.67	3
PAYROLL	.07	2
CONTRACT	.62	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.84	4
PAYROLL	.83	3
ELEVATOR	.10	4
HVAC	.55	4
ELECTRICAL	.10	4
STRUCT/ROOF	.09	4
PLUMBING		
FIRE/LIFE SFTY	.22	4
OTHER MAINT/SUP	.18	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.84	4
ELECTRICAL	1.51	4
GAS	.45	2
FUEL OIL	.08	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.60	4
RDS/GNDS TOTAL	.06	4
RDS/GNDS PAYRL	.02	3
RDS/GNDS CONTR	.05	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.75	3
SEC PAYROLL	.02	3
SEC CONTRACTS	.72	3
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.86	4
REAL ESTATE TAX	2.86	4
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.00	3
CLEANING	.07	2
REPAIR/MAINT	.83	3
RDS/GROUNDS	.02	3
SECURITY	.02	3
ADMINISTRATIVE		
TOTAL CONTRACTS	1.61	4
CLEANING	.62	3
REPAIR/MAINT	.66	3
RDS/GROUNDS	.05	4
SECURITY	.72	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	447,752 SQ. FT.				404,169 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					14.38	14.28	12.85	14.56
RETAIL AREA									
OTHER AREA	4	8.20	6.73	3.55	12.23				
TOTAL RENT	4	13.53	11.98	9.90	14.27				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	13.53	11.98	9.90	14.27				
EXPENSE									
CLEANING	6	.79	1.01	.74	2.20	.79	1.01	.74	2.20
REPAIR-MAINT	8	1.82	2.30	1.41	3.54	1.82	2.30	1.41	3.54
UTILITIES	8	1.98	1.99	1.56	3.00	1.98	1.99	1.56	3.00
RDS/GRNDS/SEC	6	.44	.57	.11	.98	.48	.72	.12	1.37
ADMINISTRATIVE	5	.57	1.09	.43	1.64	.66	1.78	.52	1.95
TOTAL OPER EXP	6	5.13	7.05	4.35	8.41	5.67	7.98	4.77	13.70
FIXED EXPENSES	7	2.36	1.68	1.09	1.94	2.62	1.93	1.68	2.15
TOTAL OPER+FIX	6	7.51	8.76	7.19	9.60	8.31	9.91	7.83	15.63
LEASING EXP									
TOTAL PAYROLL	3	1.04	1.10						
TOTAL CONTRACT	7	1.26	3.10	1.10	3.29				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	54418	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	218	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.83	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.79	6
PAYROLL	.04	3
CONTRACT	.75	6
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.82	8
PAYROLL	.98	3
ELEVATOR	.11	4
HVAC	.41	7
ELECTRICAL	.10	8
STRUCT/ROOF	.08	7
PLUMBING	.24	3
FIRE/LIFE SFTY	.15	5
OTHER MAINT/SUP	.16	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.98	8
ELECTRICAL	1.74	8
GAS	.39	2
FUEL OIL	.65	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.44	6
RDS/GNDS TOTAL	.12	6
RDS/GNDS PAYRL	.01	3
RDS/GNDS CONTR	.11	6
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.39	3
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER	.53	2
ADMIN TOTAL	.57	5
PAYROLL		
MGMT FEES	.57	5
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.36	7
REAL ESTATE TAX	2.36	7
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.04	3
CLEANING	.04	3
REPAIR/MAINT	.98	3
RDS/GROUNDS	.01	3
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.26	7
CLEANING	.75	6
REPAIR/MAINT	.43	3
RDS/GROUNDS	.11	6
SECURITY		
ADMINISTRATIVE	.57	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Quebec, PQ

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	48,731 SQ. FT.				40,462 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					12.99	14.00		
RETAIL AREA									
OTHER AREA	3	7.64	5.00						
TOTAL RENT	3	11.37	10.06						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	11.37	10.06						
EXPENSE									
CLEANING	3	1.37	2.20			1.37	2.20		
REPAIR-MAINT	4	2.21	3.20	2.30	3.66	2.21	3.20	2.30	3.66
UTILITIES	4	2.90	2.19	1.32	4.18	2.90	2.19	1.32	4.18
RDS/GRNDS/SEC	3	1.13	.98			1.34	1.37		
ADMINISTRATIVE	3	.82	1.09			1.18	1.78		
TOTAL OPER EXP	3	7.83	8.41			9.32	13.70		
FIXED EXPENSES	4	1.51	1.09	.99	1.43	1.82	1.68	1.38	1.92
TOTAL OPER+FIX	3	9.41	9.60			11.20	15.63		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	4	3.34	3.29	3.15	4.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.78	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.37	3
PAYROLL		
CONTRACT	1.33	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.21	4
PAYROLL		
ELEVATOR		
HVAC	.78	4
ELECTRICAL	.21	4
STRUCT/ROOF	.29	4
PLUMBING	.25	2
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.50	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.90	4
ELECTRICAL	2.36	4
GAS		
FUEL OIL	.63	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	1.13	3
RDS/GNDS TOTAL	.69	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.66	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.82	3
PAYROLL		
MGMT FEES	.82	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.51	4
REAL ESTATE TAX	1.51	4
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	3.34	4
CLEANING	1.33	3
REPAIR/MAINT		
RDS/GROUNDS	.66	3
SECURITY		
ADMINISTRATIVE	.82	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Regina, SK

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	196,307 SQ. FT.				168,417 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					15.77	15.12	14.40	16.36
RETAIL AREA									
OTHER AREA	4	6.58	4.67	3.57	8.13				
TOTAL RENT	4	14.47	13.57	11.92	15.56				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	14.47	13.57	11.92	15.56				
EXPENSE									
CLEANING	4	1.07	1.06	.93	1.16	1.07	1.06	.93	1.16
REPAIR-MAINT	3	2.61	2.49			2.61	2.49		
UTILITIES	4	1.85	1.66	1.44	1.99	1.85	1.66	1.44	1.99
RDS/GRNDS/SEC	3	.11	.01			.12	.02		
ADMINISTRATIVE	4	1.16	.85	.67	1.78	1.36	.93	.80	2.31
TOTAL OPER EXP	3	6.46	6.40			7.27	7.12		
FIXED EXPENSES	3	2.25	1.93			2.71	2.44		
TOTAL OPER+FIX	2	8.07	7.80			9.17	9.31		
LEASING EXP	2	.69	.68						
TOTAL PAYROLL									
TOTAL CONTRACT	4	1.16	1.12	1.06	1.19				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.78	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.07	4
PAYROLL		
CONTRACT	1.07	4
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.61	3
PAYROLL		
ELEVATOR	.27	3
HVAC	.94	3
ELECTRICAL	.04	3
STRUCT/ROOF	.08	3
PLUMBING	.17	3
FIRE/LIFE SFTY	.12	3
OTHER MAINT/SUP	1.00	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.85	4
ELECTRICAL	1.54	4
GAS	.24	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	4
RDS/GNDS/SEC TOTAL	.11	3
RDS/GNDS TOTAL	.11	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	1.16	4
PAYROLL		
MGMT FEES	1.16	4
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.25	3
REAL ESTATE TAX	2.25	3
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.69	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.69	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.16	4
CLEANING	1.07	4
REPAIR/MAINT		
RDS/GROUNDS	.11	3
SECURITY		
ADMINISTRATIVE	1.16	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Regina, SK

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	51,680 SQ. FT.				37,809 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	2					9.36	9.94		
RETAIL AREA									
OTHER AREA	2	3.59	3.26						
TOTAL RENT	2	7.81	7.99						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	7.81	7.99						
EXPENSE									
CLEANING	2	1.41	2.12			1.41	2.12		
REPAIR-MAINT	3	2.04	1.83			2.04	1.83		
UTILITIES	2	1.10	1.15			1.10	1.15		
RDS/GRNDS/SEC	2	.02	.05			.03	.06		
ADMINISTRATIVE	2	.36	.47			.49	.66		
TOTAL OPER EXP	2	5.16	5.87			7.06	8.29		
FIXED EXPENSES	3	1.96	1.51			2.68	2.20		
TOTAL OPER+FIX	2	7.20	7.73			9.85	10.88		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	3	1.26	.75						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.72	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.41	2
PAYROLL		
CONTRACT	1.41	2
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.04	3
PAYROLL		
ELEVATOR		
HVAC	1.35	3
ELECTRICAL	.01	2
STRUCT/ROOF	.08	3
PLUMBING		
FIRE/LIFE SFTY	.11	2
OTHER MAINT/SUP	.51	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.10	2
ELECTRICAL	.73	2
GAS	.29	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	2
RDS/GNDS/SEC TOTAL	.02	2
RDS/GNDS TOTAL	.02	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.36	2
PAYROLL		
MGMT FEES	.36	2
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.96	3
REAL ESTATE TAX	1.96	3
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.26	3
CLEANING	1.41	2
REPAIR/MAINT		
RDS/GROUNDS	.02	2
SECURITY		
ADMINISTRATIVE	.36	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	51,680 SQ. FT.				37,809 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	2					9.36	9.94		
RETAIL AREA									
OTHER AREA	2	3.59	3.26						
TOTAL RENT	2	7.81	7.99						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	7.81	7.99						
EXPENSE									
CLEANING	2	1.41	2.12			1.41	2.12		
REPAIR-MAINT	3	2.04	1.83			2.04	1.83		
UTILITIES	2	1.10	1.15			1.10	1.15		
RDS/GRNDS/SEC	2	.02	.05			.03	.06		
ADMINISTRATIVE	2	.36	.47			.49	.66		
TOTAL OPER EXP	2	5.16	5.87			7.06	8.29		
FIXED EXPENSES	3	1.96	1.51			2.68	2.20		
TOTAL OPER+FIX	2	7.20	7.73			9.85	10.88		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	3	1.26	.75						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.72	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.41	2
PAYROLL		
CONTRACT	1.41	2
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.04	3
PAYROLL		
ELEVATOR		
HVAC	1.35	3
ELECTRICAL	.01	2
STRUCT/ROOF	.08	3
PLUMBING		
FIRE/LIFE SFTY	.11	2
OTHER MAINT/SUP	.51	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.10	2
ELECTRICAL	.73	2
GAS	.29	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	2
RDS/GNDS/SEC TOTAL	.02	2
RDS/GNDS TOTAL	.02	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.36	2
PAYROLL		
MGMT FEES	.36	2
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.96	3
REAL ESTATE TAX	1.96	3
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.26	3
CLEANING	1.41	2
REPAIR/MAINT		
RDS/GROUNDS	.02	2
SECURITY		
ADMINISTRATIVE	.36	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Rimouski, PQ

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	144,206 SQ. FT.				88,886 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					13.13	13.11	11.55	16.90
RETAIL AREA									
OTHER AREA	9	13.14	11.50	8.40	14.64				
TOTAL RENT	9	13.14	12.34	11.49	15.41				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	9	13.14	12.34	11.49	15.41				
EXPENSE									
CLEANING	9	1.37	1.56	1.24	1.96	1.37	1.56	1.24	1.96
REPAIR-MAINT	9	2.02	1.55	1.22	3.07	2.02	1.55	1.22	3.07
UTILITIES	9	2.19	2.15	1.97	2.60	2.19	2.15	1.97	2.60
RDS/GRNDS/SEC	9	.42	.25	.17	.95	.67	.49	.21	1.29
ADMINISTRATIVE	9	.53	.54	.46	.58	.87	.90	.57	1.00
TOTAL OPER EXP	9	6.53	6.40	5.42	8.22	10.59	9.79	7.44	13.14
FIXED EXPENSES	9	1.69	1.82	.99	1.92	2.74	2.10	1.33	3.74
TOTAL OPER+FIX	9	8.22	8.60	7.05	9.76	13.33	13.66	9.10	16.77
LEASING EXP	2	.48	.29						
TOTAL PAYROLL									
TOTAL CONTRACT	9	1.78	1.90	1.43	2.85				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.72	9

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.37	9	**UTILITIES TOTAL**	2.19	9	SECURITY TOTAL			**FIXED EXP TOTAL**	1.69	9	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	2.13	9	SEC PAYROLL			REAL ESTATE TAX	1.69	9	CLEANING		
CONTRACT	1.37	9	GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	.53	9	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	2.02	9	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**	.48	2	ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES	.53	9	ADV/PROMOTION			**TOTAL CONTRACTS**	1.78	9
ELEVATOR	.27	4	WATER/SEWER	.04	2	PROF FEES			COMMISSIONS			CLEANING	1.37	9
HVAC	.82	9	**RDS/GNDS/SEC TOTAL**	.42	9	GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL	.17	9	RDS/GNDS TOTAL	.42	9	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.42	9
STRUCT/ROOF	.02	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING	.02	6	RDS/GNDS CONTR	.42	9				OTHER LEASING			ADMINISTRATIVE	.53	9
FIRE/LIFE SFTY	.05	9	RDS/GNDS OTHER											
OTHER MAINT/SUP	.74	9												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	78,663 SQ. FT.				55,543 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					14 16	13.20	11.81	16.90
RETAIL AREA									
OTHER AREA	9	12.95	11.21	8.40	14.07				
TOTAL RENT	8	13.80	13.32	11.49	15.41				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	8	13.80	13.32	11.49	15.41				
EXPENSE									
CLEANING	8	1.65	1.67	1.39	1.96	1.65	1.67	1.39	1.96
REPAIR-MAINT	8	2.41	1.76	1.22	3.07	2.41	1.76	1.22	3.07
UTILITIES	8	2.26	2.15	1.97	2.60	2.26	2.15	1.97	2.60
RDS/GRNDS/SEC	8	.56	.28	.17	.95	.79	.47	.21	1.29
ADMINISTRATIVE	8	.53	.55	.46	.58	.76	.78	.57	.97
TOTAL OPER EXP	8	7.40	6.74	5.42	8.22	10.49	9.28	7.44	13.14
FIXED EXPENSES	8	1.56	1.59	.99	1.92	2.21	1.89	1.33	3.55
TOTAL OPER+FIX	8	8.96	8.75	7.10	9.76	12.69	11.96	9.10	16.77
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	8	2.20	2.08	1.58	2.85				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.78	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.65	8	**UTILITIES TOTAL**	2.26	8	SECURITY TOTAL			**FIXED EXP TOTAL**	1.56	8	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	2.15	8	SEC PAYROLL			REAL ESTATE TAX	1.56	8	CLEANING		
CONTRACT	1.65	8	GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	.53	8	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	2.41	8	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES	.53	8	ADV/PROMOTION			**TOTAL CONTRACTS**	2.20	8
ELEVATOR	.39	3	WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING	1.65	8
HVAC	1.01	8	**RDS/GNDS/SEC TOTAL**	.56	8	GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL	.18	8	RDS/GNDS TOTAL	.56	8	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.56	8
STRUCT/ROOF	.05	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING	.03	5	RDS/GNDS CONTR	.56	8				OTHER LEASING			ADMINISTRATIVE	.53	8
FIRE/LIFE SFTY	.04	8	RDS/GNDS OTHER											
OTHER MAINT/SUP	.96	8												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Saskatoon, SA

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	59,829 SQ. FT.				45,829 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	5					17.91	14.72	6.49	19.23
RETAIL AREA									
OTHER AREA	5	11.18	6.32	4.04	17.37				
TOTAL RENT	5	16.33	15.81	6.35	18.44				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	16.33	15.81	6.35	18.44				
EXPENSE									
CLEANING	4	1.54	1.57	1.30	1.72	1.54	1.57	1.30	1.72
REPAIR-MAINT	3	1.91	1.09			1.91	1.09		
UTILITIES	5	1.60	1.63	.99	1.98	1.60	1.63	.99	1.98
RDS/GRNDS/SEC	5	.40	.21	.08	1.19	.52	.29	.15	1.91
ADMINISTRATIVE	5	.80	.82	.22	.95	1.04	1.03	.34	1.53
TOTAL OPER EXP	2	6.06	5.04			6.99	7.03		
FIXED EXPENSES	5	2.89	1.98	1.02	3.10	3.77	2.79	1.76	4.31
TOTAL OPER+FIX	2	9.83	7.64			11.34	10.36		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	5	1.75	1.51	.73	2.91				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.65	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.54**	**4**
PAYROLL		
CONTRACT	1.54	4
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	**1.91**	**3**
PAYROLL		
ELEVATOR		
HVAC	.93	3
ELECTRICAL	.02	2
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.79	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.60**	**5**
ELECTRICAL	1.08	5
GAS	.44	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	4
RDS/GNDS/SEC TOTAL	**.40**	**5**
RDS/GNDS TOTAL	.40	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.40	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.80**	**5**
PAYROLL		
MGMT FEES	.80	5
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.89**	**5**
REAL ESTATE TAX	2.89	5
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**1.75**	**5**
CLEANING	1.54	4
REPAIR/MAINT		
RDS/GROUNDS	.40	5
SECURITY		
ADMINISTRATIVE	.80	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	59,829 SQ. FT.				45,829 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	5					17.91	14.72	6.49	19.23
RETAIL AREA									
OTHER AREA	5	11.18	6.32	4.04	17.37				
TOTAL RENT	5	16.33	15.81	6.35	18.44				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	16.33	15.81	6.35	18.44				
EXPENSE									
CLEANING	4	1.54	1.57	1.30	1.72	1.54	1.57	1.30	1.72
REPAIR-MAINT	3	1.91	1.09			1.91	1.09		
UTILITIES	5	1.60	1.63	.99	1.98	1.60	1.63	.99	1.98
RDS/GRNDS/SEC	5	.40	.21	.08	1.19	.52	.29	.15	1.91
ADMINISTRATIVE	5	.80	.82	.22	.95	1.04	1.03	.34	1.53
TOTAL OPER EXP	2	6.06	5.04			6.99	7.03		
FIXED EXPENSES	5	2.89	1.98	1.02	3.10	3.77	2.79	1.76	4.31
TOTAL OPER+FIX	2	9.83	7.64			11.34	10.36		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	5	1.75	1.51	.73	2.91				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.65	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.54**	**4**
PAYROLL		
CONTRACT	1.54	4
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	**1.91**	**3**
PAYROLL		
ELEVATOR		
HVAC	.93	3
ELECTRICAL	.02	2
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.79	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.60**	**5**
ELECTRICAL	1.08	5
GAS	.44	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	4
RDS/GNDS/SEC TOTAL	**.40**	**5**
RDS/GNDS TOTAL	.40	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.40	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.80**	**5**
PAYROLL		
MGMT FEES	.80	5
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.89**	**5**
REAL ESTATE TAX	2.89	5
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**1.75**	**5**
CLEANING	1.54	4
REPAIR/MAINT		
RDS/GROUNDS	.40	5
SECURITY		
ADMINISTRATIVE	.80	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Sherbrooke, PQ

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	155,793 SQ. FT.				104,144 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					15.02	15.29		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	15.62	14.89						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	15.62	14.89						
EXPENSE									
CLEANING	3	1.29	1.27			1.29	1.27		
REPAIR-MAINT	3	2.74	2.56			2.75	2.56		
UTILITIES	3	1.92	2.41			1.93	2.41		
RDS/GRNDS/SEC	3	.29	.23			.44	.23		
ADMINISTRATIVE	2	.56	.60			.89	.82		
TOTAL OPER EXP	3	6.68	6.75			9.90	7.85		
FIXED EXPENSES	3	1.82	1.69			2.72	2.39		
TOTAL OPER+FIX	3	8.49	8.57			12.71	11.92		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	3	1.53	1.34						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.79	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.29	3
PAYROLL		
CONTRACT	1.08	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.74	3
PAYROLL		
ELEVATOR	.15	3
HVAC	.19	3
ELECTRICAL	.32	3
STRUCT/ROOF	.28	3
PLUMBING	.03	2
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	1.69	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.92	3
ELECTRICAL	1.51	3
GAS		
FUEL OIL	.06	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.02	2
RDS/GNDS/SEC TOTAL	.29	3
RDS/GNDS TOTAL	.17	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.17	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.56	2
PAYROLL		
MGMT FEES	.56	2
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.82	3
REAL ESTATE TAX	1.82	3
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.53	3
CLEANING	1.08	3
REPAIR/MAINT		
RDS/GROUNDS	.17	3
SECURITY		
ADMINISTRATIVE	.56	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

St. John, NF

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	21 BLDS	339,183 SQ. FT.				257,317 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	21					11.34	11.00	10.75	11.18
RETAIL AREA									
OTHER AREA	14	5.99	4.90	4.90	5.83				
TOTAL RENT	21	10.01	9.68	9.05	10.82				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	21	10.01	9.68	9.05	10.82				
EXPENSE									
CLEANING	20	.65	.59	.48	1.57	.65	.59	.48	1.57
REPAIR-MAINT	18	2.81	2.91	2.42	3.40	2.81	2.91	2.42	3.40
UTILITIES	20	1.94	1.80	1.60	2.22	1.94	1.80	1.60	2.22
RDS/GRNDS/SEC	20	.25	.23	.22	.42	.34	.32	.28	.51
ADMINISTRATIVE	21	.44	.39	.34	.56	.58	.46	.43	.79
TOTAL OPER EXP	16	6.13	6.18	5.60	7.54	7.96	8.11	7.32	9.38
FIXED EXPENSES	19	.66	.62	.61	.73	.83	.79	.76	.63
TOTAL OPER+FIX	16	6.77	6.75	6.26	8.10	8.80	8.91	8.11	10.26
LEASING EXP	4	.46	.56	.01	1.41				
TOTAL PAYROLL									
TOTAL CONTRACT	21	.88	.81	.68	1.90				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.86	21

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.65	20
PAYROLL		
CONTRACT	.65	20
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.81	18
PAYROLL		
ELEVATOR	.04	2
HVAC	.87	17
ELECTRICAL	.04	16
STRUCT/ROOF	.28	18
PLUMBING		
FIRE/LIFE SFTY	.05	14
OTHER MAINT/SUP	1.57	19

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.94	20
ELECTRICAL	.80	20
GAS		
FUEL OIL	1.12	16
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	13
RDS/GNDS/SEC TOTAL	.25	20
RDS/GNDS TOTAL	.25	20
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.25	20
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.44	21
PAYROLL		
MGMT FEES	.44	21
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.66	19
REAL ESTATE TAX	.66	19
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.46	4
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.72	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.88	21
CLEANING	.65	20
REPAIR/MAINT		
RDS/GROUNDS	.25	20
SECURITY		
ADMINISTRATIVE	.44	21

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

St. John, NF

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	20 BLDS	338,019 SQ. FT.				256,153 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	20					11.34	11.00	10.75	11.03
RETAIL AREA									
OTHER AREA	14	5.90	4.90	4.90	5.83				
TOTAL RENT	20	10.00	9.59	9.05	10.50				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	20	10.00	9.59	9.05	10.50				
EXPENSE									
CLEANING	19	.65	.55	.48	1.44	.65	.55	.48	1.44
REPAIR-MAINT	17	2.81	2.88	2.40	3.33	2.81	2.88	2.40	3.33
UTILITIES	19	1.93	1.80	1.60	2.11	1.93	1.80	1.60	2.11
RDS/GRNDS/SEC	19	.25	.23	.22	.28	.33	.31	.28	.44
ADMINISTRATIVE	20	.44	.37	.34	.56	.58	.46	.43	.79
TOTAL OPER EXP	15	6.10	6.09	5.80	6.73	7.83	8.10	7.32	9.02
FIXED EXPENSES	18	.66	.62	.61	.70	.83	.79	.75	.83
TOTAL OPER + FIX	15	6.75	6.70	6.26	7.30	8.78	8.90	8.11	9.89
LEASING EXP	4	.48	.56	.01	1.41				
TOTAL PAYROLL									
TOTAL CONTRACT	20	.88	.79	.68	1.62				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.86	20

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.65	19
PAYROLL		
CONTRACT	.65	19
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.81	17
PAYROLL		
ELEVATOR	.04	2
HVAC	.67	16
ELECTRICAL	.04	15
STRUCT/ROOF	.28	17
PLUMBING		
FIRE/LIFE SFTY	.05	14
OTHER MAINT/SUP	1.56	18

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.93	19
ELECTRICAL	.80	19
GAS		
FUEL OIL	1.12	15
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	13
RDS/GNDS/SEC TOTAL	.25	19
RDS/GNDS TOTAL	.25	19
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.25	19
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.44	20
PAYROLL		
MGMT FEES	.44	20
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.86	18
REAL ESTATE TAX	.86	18
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.48	4
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.72	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.88	20
CLEANING	.65	19
REPAIR/MAINT		
RDS/GROUNDS	.25	19
SECURITY		
ADMINISTRATIVE	.44	20

***TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.**

¹1992 BOMA Experience Exchange Report

Sudbury, ON

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	599,896 SQ. FT.				495,444 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					17.40	16.70		
RETAIL AREA									
OTHER AREA	2	10.58	10.16						
TOTAL RENT	2	16.08	14.86						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	16.08	14.86						
EXPENSE									
CLEANING	3	.98	.95			.98	.95		
REPAIR-MAINT	3	1.86	1.92			1.87	1.92		
UTILITIES	3	1.10	1.05			1.10	1.06		
RDS/GRNDS/SEC	3	.33	.24			.40	.29		
ADMINISTRATIVE	3	.53	.61			.64	.75		
TOTAL OPER EXP	3	4.81	4.83			5.82	5.50		
FIXED EXPENSES	2	1.30	1.29			1.61	1.81		
TOTAL OPER + FIX	2	6.10	7.17			7.98	10.47		
LEASING EXP	2	.54	1.44						
TOTAL PAYROLL									
TOTAL CONTRACT	2	1.20	1.60						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.87	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.99	3
PAYROLL		
CONTRACT	.99	2
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.84	2
PAYROLL		
ELEVATOR	.13	2
HVAC	.47	2
ELECTRICAL	.09	2
STRUCT/ROOF	.28	2
PLUMBING	.02	2
FIRE/LIFE SFTY	.11	2
OTHER MAINT/SUP	.76	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.12	2
ELECTRICAL	.81	2
GAS	.23	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	2
RDS/GNDS/SEC TOTAL	.21	2
RDS/GNDS TOTAL	.21	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.21	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.63	2
PAYROLL		
MGMT FEES	.63	2
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.30	2
REAL ESTATE TAX	1.30	2
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.54	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.53	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.20	2
CLEANING	.99	2
REPAIR/MAINT		
RDS/GROUNDS	.21	2
SECURITY		
ADMINISTRATIVE	.63	2

***TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.**

¹1992 BOMA Experience Exchange Report

Thunder Bay, ON

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	296,205 SQ. FT.				244,125 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					18.07	17.84		
RETAIL AREA									
OTHER AREA	3	8.87	4.75						
TOTAL RENT	3	15.31	15.55						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	15.31	15.55						
EXPENSE									
CLEANING	5	1.16	1.31	.75	1.67	1.16	1.31	.75	1.67
REPAIR-MAINT	5	2.63	2.89	1.83	3.67	2.63	2.89	1.83	3.67
UTILITIES	3	1.54	1.74			1.54	1.74		
RDS/GRNDS/SEC	5	.40	.10	.04	.79	.49	.11	.06	.92
ADMINISTRATIVE	5	.40	.73	.10	.98	.49	1.05	.11	1.14
TOTAL OPER EXP	3	6.07	6.93			8.67	8.73		
FIXED EXPENSES	3	2.32	2.25			3.32	2.67		
TOTAL OPER + FIX	3	8.40	9.17			11.98	11.37		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	3	1.75	1.41						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11250	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	233	2
AVG % OFFICE OCCUPANCY	100.0	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.83	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.70**	**3**
PAYROLL		
CONTRACT	1.70	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	**1.98**	**3**
PAYROLL		
ELEVATOR	.20	3
HVAC	.44	3
ELECTRICAL	.08	3
STRUCT/ROOF	.02	3
PLUMBING	.03	3
FIRE/LIFE SFTY	.08	3
OTHER MAINT/SUP	1.13	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.54**	**3**
ELECTRICAL	1.07	3
GAS	.41	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	**.05**	**3**
RDS/GNDS TOTAL	.05	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.79**	**3**
PAYROLL		
MGMT FEES	.79	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.32**	**3**
REAL ESTATE TAX	2.32	3
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**1.75**	**3**
CLEANING	1.70	3
REPAIR/MAINT		
RDS/GROUNDS	.05	3
SECURITY		
ADMINISTRATIVE	.79	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Toronto, ON

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	21 BLDS	4,873,810 SQ. FT.				4,478,972 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					24.12	30.15	21.52	32.58
RETAIL AREA									
OTHER AREA	5	15.15	11.52	7.34	19.54				
TOTAL RENT	6	23.10	29.27	16.18	32.13				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	6	23.10	29.27	16.18	32.13				
EXPENSE									
CLEANING	18	1.69	1.17	.86	2.06	1.70	1.17	.86	2.07
REPAIR-MAINT	21	2.49	2.08	1.43	2.83	2.51	2.09	1.52	2.89
UTILITIES	21	2.30	1.86	1.47	2.43	2.31	1.86	1.47	2.48
RDS/GRNDS/SEC	20	.59	.41	.02	.63	.64	.41	.02	.70
ADMINISTRATIVE	21	.54	.40	.16	.95	.59	.47	.18	1.02
TOTAL OPER EXP	18	7.24	6.21	5.29	8.07	7.85	7.01	6.14	8.71
FIXED EXPENSES	6	.94	1.25	.46	2.14	1.01	1.33	.47	2.31
TOTAL OPER + FIX	5	7.88	7.84	7.00	8.54	8.33	8.45	7.43	10.74
LEASING EXP	3	.24	.01						
TOTAL PAYROLL	15	3.38	2.63	.72	4.91				
TOTAL CONTRACT	21	1.44	1.06	.76	1.86				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	55629	14
AVG SQFT/RETAIL TENANT	2170	12
AVG SQFT/OFFICE WORKER	215	14
AVG % OFFICE OCCUPANCY	100.0	14
AVG % RETAIL OCCUPANCY	100.0	12
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.79	20

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.69**	**18**
PAYROLL	.94	12
CONTRACT	1.13	18
SUP/MAT/MISC	.02	13
TRASH REMOVAL	.02	7
REPR/MAINT TOTAL	**2.27**	**20**
PAYROLL	1.13	14
ELEVATOR	.24	20
HVAC	.51	20
ELECTRICAL	.15	20
STRUCT/ROOF	.09	19
PLUMBING	.05	20
FIRE/LIFE SFTY	.26	18
OTHER MAINT/SUP	.30	20

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.30**	**21**
ELECTRICAL	1.68	21
GAS	.13	16
FUEL OIL		
PURCH STEAM	.66	11
PURCH CH WTR		
COAL		
WATER/SEWER	.15	20
RDS/GNDS/SEC TOTAL	**.59**	**20**
RDS/GNDS TOTAL	.16	18
RDS/GNDS PAYRL	.06	9
RDS/GNDS CONTR	.13	17
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.71	14
SEC PAYROLL	.71	10
SEC CONTRACTS	.27	5
SEC OTHER	.01	10
ADMIN TOTAL	**.54**	**21**
PAYROLL	.24	15
MGMT FEES	1.08	6
PROF FEES		
GEN OFC EXP	.01	15
OTHER ADM EXP	.01	11

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.94**	**6**
REAL ESTATE TAX	.94	6
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.24**	**3**
ADV/PROMOTION		
COMMISSIONS	.01	2
PROF FEES		
TENANT ALTS	.43	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**3.38**	**15**
CLEANING	.94	12
REPAIR/MAINT	1.13	14
RDS/GROUNDS	.06	9
SECURITY	.71	10
ADMINISTRATIVE	.24	15
TOTAL CONTRACTS	**1.44**	**21**
CLEANING	1.13	18
REPAIR/MAINT	.59	14
RDS/GROUNDS	.13	17
SECURITY	.27	5
ADMINISTRATIVE	.92	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Toronto, ON

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	606,471 SQ. FT.				585,127 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	2.15	2.16	1.11	3.17	2.18	2.19	1.11	3.27
REPAIR-MAINT	5	1.57	1.43	1.05	2.17	1.60	1.52	1.05	2.20
UTILITIES	5	2.16	2.35	1.56	2.65	2.19	2.35	1.56	2.77
RDS/GRNDS/SEC	4	.53	.55	.47	.62	.56	.58	.49	.65
ADMINISTRATIVE	5	.19	.15	.13	.26	.19	.17	.13	.28
TOTAL OPER EXP	4	6.99	6.65	4.35	9.37	7.25	6.96	4.53	9.71
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	5	2.58	.91	.42	5.17				
TOTAL CONTRACT	5	1.74	1.86	.96	2.58				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	36570	5
AVG SQFT/RETAIL TENANT	2230	3
AVG SQFT/OFFICE WORKER	203	5
AVG % OFFICE OCCUPANCY	100.0	5
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.85	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	2.15	4
PAYROLL	2.11	3
CONTRACT	.54	4
SUP/MAT/MISC	.08	4
TRASH REMOVAL		
REPR/MAINT TOTAL	1.57	5
PAYROLL	.50	5
ELEVATOR	.14	5
HVAC	.25	5
ELECTRICAL	.49	5
STRUCT/ROOF	.11	5
PLUMBING	.04	5
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.01	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.16	5
ELECTRICAL	1.59	5
GAS	.31	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.26	5
RDS/GNDS/SEC TOTAL	.53	4
RDS/GNDS TOTAL	.04	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	2
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.50	4
SEC PAYROLL		
SEC CONTRACTS	.50	4
SEC OTHER		
ADMIN TOTAL	.19	5
PAYROLL	.17	5
MGMT FEES		
PROF FEES		
GEN OFC EXP	.01	5
OTHER ADM EXP	.01	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.58	5
CLEANING	2.11	3
REPAIR/MAINT	.50	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.17	5
TOTAL CONTRACTS	1.74	5
CLEANING	.54	4
REPAIR/MAINT	.83	5
RDS/GROUNDS	.05	2
SECURITY	.50	4
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,533,793 SQ. FT.				1,482,841 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					31.56	32.49	30.15	32.59
RETAIL AREA									
OTHER AREA	4	17.22	14.94	9.94	19.54				
TOTAL RENT	4	30.90	31.65	29.27	32.14				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	30.90	31.65	29.27	32.14				
EXPENSE									
CLEANING	4	.88	.86	.75	1.05	.88	.86	.75	1.05
REPAIR-MAINT	4	2.86	2.77	2.36	3.30	2.86	2.77	2.36	3.30
UTILITIES	4	1.72	1.75	1.58	1.84	1.72	1.75	1.58	1.84
RDS/GRNDS/SEC	4	.02	.01	.01	.03	.02	.01	01	.03
ADMINISTRATIVE	4	1.13	1.16	1.05	1.19	1.16	1.21	1.11	1.24
TOTAL OPER EXP	4	6.61	6.44	5.87	7.29	6.93	6.57	6.14	7.73
FIXED EXPENSES	4	1.26	1.25	.84	1.72	1.32	1.33	.86	1.86
TOTAL OPER+FIX	4	7.87	7.95	7.17	8.54	8.26	8.35	7.43	9.17
LEASING EXP	2	.26	.26						
TOTAL PAYROLL									
TOTAL CONTRACT	4	.90	.87	.77	1.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.72	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.88	4
PAYROLL		
CONTRACT	.88	4
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.86	4
PAYROLL		
ELEVATOR	.35	4
HVAC	.84	4
ELECTRICAL	.09	4
STRUCT/ROOF	.14	4
PLUMBING	.06	4
FIRE/LIFE SFTY	.66	4
OTHER MAINT/SUP	.72	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.72	4
ELECTRICAL	1.40	4
GAS	.18	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	4
RDS/GNDS/SEC TOTAL	.02	4
RDS/GNDS TOTAL	.02	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	02	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	1.13	4
PAYROLL		
MGMT FEES	1.13	4
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.26	4
REAL ESTATE TAX	1.26	4
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.26	2
ADV/PROMOTION		
COMMISSIONS	.01	2
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.90	4
CLEANING	.88	4
REPAIR/MAINT		
RDS/GROUNDS	.02	4
SECURITY		
ADMINISTRATIVE	1.13	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Vancouver, BC

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	427,937 SQ. FT.				333,430 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					19.71	18.52	11.60	22.29
RETAIL AREA									
OTHER AREA	3	10.16	7.93						
TOTAL RENT	4	20.49	17.16	11.15	22.10				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	20.49	17.16	11.15	22.10				
EXPENSE									
CLEANING	4	1.13	.93	.80	1.20	1.30	.93	.80	1.44
REPAIR-MAINT	4	3.65	2.76	1.54	4.08	4.19	2.76	1.54	4.90
UTILITIES	4	1.47	1.27	.92	1.57	1.69	1.27	.92	1.84
RDS/GRNDS/SEC	3	.02	.02			.03	.02		
ADMINISTRATIVE	4	.80	.84	.49	.89	1.03	.99	.57	1.14
TOTAL OPER EXP	4	7.07	5.79	3.96	7.61	9.08	6.77	4.63	9.74
FIXED EXPENSES	4	3.03	2.48	1.43	3.27	3.89	2.95	1.51	4.42
TOTAL OPER+FIX	4	10.10	8.27	5.71	10.55	12.96	9.72	6.13	14.16
LEASING EXP	4	.08	.06	.01	.16				
TOTAL PAYROLL									
TOTAL CONTRACT	4	1.19	1.20	.91	1.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.13	4
PAYROLL		
CONTRACT	1.12	4
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	3.65	4
PAYROLL		
ELEVATOR	.27	4
HVAC	.96	4
ELECTRICAL	.23	4
STRUCT/ROOF	.09	4
PLUMBING	.10	4
FIRE/LIFE SFTY	.83	4
OTHER MAINT/SUP	1.15	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.47	4
ELECTRICAL	1.03	4
GAS		
FUEL OIL		
PURCH STEAM	.42	3
PURCH CH WTR		
COAL		
WATER/SEWER	.04	4
RDS/GNDS/SEC TOTAL	.02	3
RDS/GNDS TOTAL	.02	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.80	4
PAYROLL		
MGMT FEES	.87	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.03	4
REAL ESTATE TAX	3.03	4
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.08	4
ADV/PROMOTION		
COMMISSIONS	.01	2
PROF FEES		
TENANT ALTS	.06	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.19	4
CLEANING	1.12	4
REPAIR/MAINT		
RDS/GROUNDS	.02	3
SECURITY		
ADMINISTRATIVE	.87	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	512,583 SQ. FT.				472,337 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					13.50	14.79	13.38	16.22
RETAIL AREA									
OTHER AREA	5	10.61	10.98	6.30	15.29				
TOTAL RENT	6	12.85	14.55	10.97	16.20				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	6	12.85	14.55	10.97	16.20				
EXPENSE									
CLEANING	5	1.11	1.39	.54	1.79	1.12	1.39	.54	1.87
REPAIR-MAINT	6	1.92	2.42	1.92	3.07	1.93	2.42	1.92	3.07
UTILITIES	7	1.42	1.50	1.05	1.87	1.43	1.66	1.05	1.87
RDS/GRNDS/SEC	5	.28	.30	.09	.70	.33	.32	.11	.72
ADMINISTRATIVE	7	1.17	.58	.55	1.10	1.27	.85	.67	1.20
TOTAL OPER EXP	4	7.27	7.09	5.62	8.37	7.89	8.55	6.36	9.58
FIXED EXPENSES	7	3.23	3.01	2.26	3.33	3.51	3.51	3.19	3.63
TOTAL OPER+FIX	4	10.53	10.30	8.45	12.03	11.43	12.29	10.09	13.20
LEASING EXP	4	.11	.01	.00	1.90				
TOTAL PAYROLL									
TOTAL CONTRACT	7	3.40	2.35	1.29	5.08				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.84	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.11	5
PAYROLL		
CONTRACT	1.09	5
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.92	6
PAYROLL		
ELEVATOR	.26	3
HVAC	.37	5
ELECTRICAL	.16	6
STRUCT/ROOF	.11	5
PLUMBING	.04	5
FIRE/LIFE SFTY	.14	6
OTHER MAINT/SUP	.60	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.42	7
ELECTRICAL	1.25	7
GAS	.11	3
FUEL OIL	.64	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.02	6
RDS/GNDS/SEC TOTAL	.28	5
RDS/GNDS TOTAL	.28	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.28	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	1.17	7
PAYROLL		
MGMT FEES	.30	7
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.23	7
REAL ESTATE TAX	2.92	6
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.11	4
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.10	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	3.40	7
CLEANING	1.09	5
REPAIR/MAINT		
RDS/GROUNDS	.28	5
SECURITY		
ADMINISTRATIVE	.30	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Vancouver, BC

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	52,725 SQ. FT.				39,588 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					13.96	14.80	10.69	15.34
RETAIL AREA									
OTHER AREA	4	7.71	9.28	6.30	14.99				
TOTAL RENT	4	11.80	13.48	8.86	16.25				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	11.80	13.48	8.86	16.25				
EXPENSE									
CLEANING	3	1.53	1.53			1.68	1.69		
REPAIR-MAINT	3	3.13	2.47			3.40	2.47		
UTILITIES	4	1.53	1.30	1.05	1.74	1.65	1.38	1.05	1.82
RDS/GRNDS/SEC	3	.10	.09			.14	.13		
ADMINISTRATIVE	4	.57	.69	.52	1.10	.75	.91	.76	1.20
TOTAL OPER EXP	2	6.91	7.09			9.53	8.67		
FIXED EXPENSES	4	2.57	2.26	1.75	3.21	3.42	3.49	2.45	3.85
TOTAL OPER+FIX	2	9.62	10.30			13.28	12.52		
LEASING EXP	3	.46	.01						
TOTAL PAYROLL									
TOTAL CONTRACT	4	2.00	1.99	1.03	3.53				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.84	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.53	3
PAYROLL		
CONTRACT	1.53	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	3.13	3
PAYROLL		
ELEVATOR		
HVAC	.78	3
ELECTRICAL	.20	3
STRUCT/ROOF	.81	2
PLUMBING	.11	3
FIRE/LIFE SFTY	.25	3
OTHER MAINT/SUP	1.00	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.53	4
ELECTRICAL	.90	4
GAS		
FUEL OIL	.64	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.02	4
RDS/GNDS/SEC TOTAL	.10	3
RDS/GNDS TOTAL	.10	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.57	4
PAYROLL		
MGMT FEES	.57	4
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.57	4
REAL ESTATE TAX	2.57	4
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.46	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.46	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	2.00	4
CLEANING	1.53	3
REPAIR/MAINT		
RDS/GROUNDS	.10	3
SECURITY		
ADMINISTRATIVE	.57	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Victoria, BC

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	13 BLDS	706,369 SQ. FT.				633,786 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	13					13.98	13.45	9.06	15.62
RETAIL AREA									
OTHER AREA	4	3.44	6.70	3.34	14.17				
TOTAL RENT	13	12.90	12.87	8.93	15.58				
NET PARKING INC	2	.14	.26						
MISCELLANEOUS									
TOTAL INCOME	13	12.96	12.87	8.93	15.63				
EXPENSE									
CLEANING	13	.75	.75	.65	.91	.75	.75	.65	.91
REPAIR-MAINT	13	1.96	1.97	.94	2.27	1.97	1.97	.94	2.27
UTILITIES	13	1.10	1.29	.89	1.66	1.10	1.29	.89	1.66
RDS/GRNDS/SEC	13	.06	.10	.03	.14	.07	.10	.04	.16
ADMINISTRATIVE	13	.55	.58	.42	.71	.61	.68	.42	.75
TOTAL OPER EXP	13	4.42	4.30	3.71	5.60	4.94	4.79	3.73	7.43
FIXED EXPENSES	13	1.63	1.39	.70	2.37	1.83	1.39	.70	3.62
TOTAL OPER+FIX	13	6.05	5.82	4.32	7.71	6.77	5.82	4.32	11.38
LEASING EXP	13	.23	.21	.21	.25				
TOTAL PAYROLL	9	.70	.65	.58	.99				
TOTAL CONTRACT	13	1.33	1.35	.90	1.82				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20408	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	238	9
AVG % OFFICE OCCUPANCY	99.2	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.65	9
AVG NET PRKNG INC/STALL	667.66	2
RENTABLE/GROSS SQFT	.73	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.75	13
PAYROLL	.05	8
CONTRACT	.70	13
SUP/MAT/MISC	.02	6
TRASH REMOVAL	.02	3
REPR/MAINT TOTAL	1.96	13
PAYROLL	.53	9
ELEVATOR	.12	10
HVAC	.35	13
ELECTRICAL	.12	13
STRUCT/ROOF	.15	13
PLUMBING	.05	12
FIRE/LIFE SFTY	.14	13
OTHER MAINT/SUP	.68	13

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.10	13
ELECTRICAL	.80	13
GAS	.03	2
FUEL OIL	.32	8
PURCH STEAM	.93	3
PURCH CH WTR		
COAL		
WATER/SEWER	.03	13
RDS/GNDS/SEC TOTAL	.06	13
RDS/GNDS TOTAL	.05	12
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	12
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.02	7
SEC PAYROLL		
SEC CONTRACTS	.02	6
SEC OTHER		
ADMIN TOTAL	.55	13
PAYROLL	.12	9
MGMT FEES	.63	4
PROF FEES		
GEN OFC EXP	.14	9
OTHER ADM EXP	.27	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.63	13
REAL ESTATE TAX	1.68	12
BUILDING INS	.03	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.23	13
ADV/PROMOTION		
COMMISSIONS	.04	12
PROF FEES		
TENANT ALTS	.24	4
BUY-OUTS		
OTHER LEASING	.17	9

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.70	9
CLEANING	.05	8
REPAIR/MAINT	.53	9
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.12	9
TOTAL CONTRACTS	1.33	13
CLEANING	.70	13
REPAIR/MAINT	.85	9
RDS/GROUNDS	.05	12
SECURITY	.02	6
ADMINISTRATIVE	.63	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Victoria, BC

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	10 BLDS	297,694 SQ. FT.				289,803 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					12.35	12.25	9.04	15.33
RETAIL AREA									
OTHER AREA	2	16.63	13.12						
TOTAL RENT	10	12.47	12.25	9.04	15.33				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	10	12.51	12.25	9.04	15.33				
EXPENSE									
CLEANING	10	.80	.79	.64	.97	.80	.79	.64	.97
REPAIR-MAINT	10	1.90	1.72	.84	2.04	1.90	1.72	.84	2.04
UTILITIES	10	1.31	1.57	1.06	1.67	1.31	1.57	1.06	1.67
RDS/GRNDS/SEC	10	.10	.13	.09	.15	.11	.13	.09	.18
ADMINISTRATIVE	10	.60	.63	.38	.71	.61	.63	.38	.75
TOTAL OPER EXP	10	4.70	4.43	3.65	5.35	4.83	4.43	3.65	5.35
FIXED EXPENSES	10	1.27	.95	.58	1.53	1.30	.95	.58	1.53
TOTAL OPER + FIX	10	5.97	5.23	4.18	6.85	6.13	5.23	4.18	6.85
LEASING EXP	10	.22	.21	.21	.21				
TOTAL PAYROLL	8	.77	.69	.58	.99				
TOTAL CONTRACT	10	1.47	1.40	.93	2.01				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10820	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	307	8
AVG % OFFICE OCCUPANCY	98.4	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.93	8
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.81	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.80	10
PAYROLL	.05	7
CONTRACT	.75	10
SUP/MAT/MISC	.02	5
TRASH REMOVAL	.02	2
REPR/MAINT TOTAL	1.90	10
PAYROLL	.59	8
ELEVATOR	.08	7
HVAC	.39	10
ELECTRICAL	.12	10
STRUCT/ROOF	.15	10
PLUMBING	.06	9
FIRE/LIFE SFTY	.10	10
OTHER MAINT/SUP	.55	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.31	10
ELECTRICAL	.80	10
GAS	.03	2
FUEL OIL	.34	6
PURCH STEAM	.93	3
PURCH CH WTR		
COAL		
WATER/SEWER	.05	10
RDS/GNDS/SEC TOTAL	.10	10
RDS/GNDS TOTAL	.08	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	9
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.05	6
SEC PAYROLL	.01	3
SEC CONTRACTS	.06	5
SEC OTHER		
ADMIN TOTAL	.60	10
PAYROLL	.13	8
MGMT FEES	.79	2
PROF FEES		
GEN OFC EXP	.15	8
OTHER ADM EXP	.33	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.27	10
REAL ESTATE TAX	1.37	9
BUILDING INS	.02	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.22	10
ADV/PROMOTION		
COMMISSIONS	.05	10
PROF FEES		
TENANT ALTS	.16	2
BUY-OUTS		
OTHER LEASING	.17	8

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.77	8
CLEANING	.05	7
REPAIR/MAINT	.59	8
RDS/GROUNDS		
SECURITY	.01	3
ADMINISTRATIVE	.13	8
TOTAL CONTRACTS	1.47	10
CLEANING	.75	10
REPAIR/MAINT	.76	8
RDS/GROUNDS	.08	9
SECURITY	.06	5
ADMINISTRATIVE	.79	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

West Prince Rupert, BC

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	82,531 SQ. FT.				81,769 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					16.72	16.71		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	16.57	16.44						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	16.57	16.44						
EXPENSE									
CLEANING	3	1.47	1.48			1.47	1.48		
REPAIR-MAINT	3	1.49	1.56			1.49	1.56		
UTILITIES	3	.91	.89			.91	.89		
RDS/GRNDS/SEC	3	.48	.11			.48	.11		
ADMINISTRATIVE	3	.57	.57			.58	.58		
TOTAL OPER EXP	3	4.92	5.80			4.97	5.90		
FIXED EXPENSES	3	1.16	1.07			1.17	1.08		
TOTAL OPER + FIX	3	6.07	6.87			6.13	6.98		
LEASING EXP	3	.21	.21						
TOTAL PAYROLL	3	1.52	1.39						
TOTAL CONTRACT	3	1.89	2.73						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4044	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	435	3
AVG % OFFICE OCCUPANCY	98.9	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	20.49	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.47	3
PAYROLL	.35	3
CONTRACT	1.08	3
SUP/MAT/MISC	.04	3
TRASH REMOVAL		
REPR/MAINT TOTAL	1.49	3
PAYROLL	.94	3
ELEVATOR		
HVAC	.06	3
ELECTRICAL	.06	3
STRUCT/ROOF	.22	3
PLUMBING	.02	3
FIRE/LIFE SFTY	.05	2
OTHER MAINT/SUP	.14	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	.91	3
ELECTRICAL	.48	3
GAS	.35	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	3
RDS/GNDS/SEC TOTAL	.48	3
RDS/GNDS TOTAL	.47	3
RDS/GNDS PAYRL	.01	3
RDS/GNDS CONTR	.46	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.01	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.57	3
PAYROLL	.22	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.35	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.16	3
REAL ESTATE TAX	1.13	3
BUILDING INS	.03	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.21	3
ADV/PROMOTION		
COMMISSIONS	.05	3
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	.16	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.52	3
CLEANING	.35	3
REPAIR/MAINT	.94	3
RDS/GROUNDS	.01	3
SECURITY		
ADMINISTRATIVE	.22	3
TOTAL CONTRACTS	1.89	3
CLEANING	1.08	3
REPAIR/MAINT	.35	3
RDS/GROUNDS	.46	3
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

West Prince Rupert, BC

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	82,531 SQ. FT.				81,769 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					16.72	16.71		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	16.57	16.44						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	16.57	16.44						
EXPENSE									
CLEANING	3	1.47	1.48			1.47	1.48		
REPAIR-MAINT	3	1.49	1.56			1.49	1.56		
UTILITIES	3	.91	.89			.91	.89		
RDS/GRNDS/SEC	3	.48	.11			.48	.11		
ADMINISTRATIVE	3	.57	.57			.58	.58		
TOTAL OPER EXP	3	4.92	5.80			4.97	5.90		
FIXED EXPENSES	3	1.16	1.07			1.17	1.08		
TOTAL OPER + FIX	3	6.07	6.87			6.13	6.98		
LEASING EXP	3	.21	.21						
TOTAL PAYROLL	3	1.52	1.38						
TOTAL CONTRACT	3	1.89	2.73						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4044	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	435	3
AVG % OFFICE OCCUPANCY	98.9	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	20.49	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.47**	**3**
PAYROLL	.35	3
CONTRACT	1.08	3
SUP/MAT/MISC	.04	3
TRASH REMOVAL		
REPR/MAINT TOTAL	**1.49**	**3**
PAYROLL	.94	3
ELEVATOR		
HVAC	.06	3
ELECTRICAL	.06	3
STRUCT/ROOF	.22	3
PLUMBING	.02	3
FIRE/LIFE SFTY	.05	2
OTHER MAINT/SUP	.14	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**.91**	**3**
ELECTRICAL	.48	3
GAS	.35	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	3
RDS/GNDS/SEC TOTAL	**.48**	**3**
RDS/GNDS TOTAL	.47	3
RDS/GNDS PAYRL	.01	3
RDS/GNDS CONTR	.46	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.01	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.57**	**3**
PAYROLL	.22	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.35	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.16**	**3**
REAL ESTATE TAX	1.13	3
BUILDING INS	.03	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.21**	**3**
ADV/PROMOTION		
COMMISSIONS	.05	3
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	.16	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.52**	**3**
CLEANING	.35	3
REPAIR/MAINT	.94	3
RDS/GROUNDS	.01	3
SECURITY		
ADMINISTRATIVE	.22	3
TOTAL CONTRACTS	**1.89**	**3**
CLEANING	1.08	3
REPAIR/MAINT	.35	3
RDS/GROUNDS	.46	3
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

White Horse, YT

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	250,838 SQ. FT.				183,485 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					16.85	16.82	14.82	19.63
RETAIL AREA									
OTHER AREA	3	9.21	8.60						
TOTAL RENT	4	16.14	16.44	14.45	18.61				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	16.14	16.44	14.45	18.61				
EXPENSE									
CLEANING	5	2.28	1.72	1.30	2.24	2.28	1.72	1.30	2.24
REPAIR-MAINT	3	1.81	2.34			1.81	2.34		
UTILITIES	5	2.36	2.18	1.92	3.87	2.36	2.18	1.92	3.87
RDS/GRNDS/SEC	5	.96	.40	.11	.82	1.31	.41	.13	1.16
ADMINISTRATIVE	4	.70	.75	.66	.78	.77	.82	.69	.90
TOTAL OPER EXP	3	7.47	7.27			10.48	8.01		
FIXED EXPENSES	4	1.79	1.24	1.06	2.41	1.97	1.42	1.13	2.73
TOTAL OPER + FIX	2	8.17	7.95			8.73	8.38		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	5	.65	1.74	.87	2.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.81	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**2.28**	**5**
PAYROLL		
CONTRACT	1.53	4
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	**1.81**	**3**
PAYROLL		
ELEVATOR		
HVAC	.24	3
ELECTRICAL	.08	3
STRUCT/ROOF	.07	2
PLUMBING	.06	2
FIRE/LIFE SFTY	.06	3
OTHER MAINT/SUP	.27	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.36**	**5**
ELECTRICAL	1.65	5
GAS		
FUEL OIL	.55	5
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.16	5
RDS/GNDS/SEC TOTAL	**.96**	**5**
RDS/GNDS TOTAL	.23	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.23	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.70**	**4**
PAYROLL		
MGMT FEES	.70	4
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.79**	**4**
REAL ESTATE TAX	1.79	4
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.65**	**5**
CLEANING	1.53	4
REPAIR/MAINT		
RDS/GROUNDS	.23	4
SECURITY		
ADMINISTRATIVE	.70	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

White Horse, YT

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	67,578 SQ. FT.				61,311 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					16.85	16.82	14.82	19.63
RETAIL AREA									
OTHER AREA	3	9.21	8.60						
TOTAL RENT	4	15.14	16.44	14.45	18.61				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	16.14	16.44	14.45	18.61				
EXPENSE									
CLEANING	4	1.53	1.52	1.30	1.82	1.53	1.52	1.30	1.82
REPAIR-MAINT	2	2.81	2.68			2.81	2.68		
UTILITIES	4	2.86	2.90	1.92	3.87	2.86	2.90	1.92	3.87
RDS/GRNDS/SEC	4	.23	.31	.11	.40	.25	.33	.13	.44
ADMINISTRATIVE	4	.70	.75	.66	.78	.77	.82	.69	.90
TOTAL OPER EXP	2	7.03	6.88			7.51	7.25		
FIXED EXPENSES	4	1.79	1.24	1.06	2.41	1.97	1.42	1.13	2.73
TOTAL OPER + FIX	2	8.17	7.95			8.73	8.38		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	4	1.76	1.83	1.61	2.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.55	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.53	4
PAYROLL		
CONTRACT	1.53	4
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.81	2
PAYROLL		
ELEVATOR		
HVAC	1.03	2
ELECTRICAL	.07	2
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY	.22	2
OTHER MAINT/SUP	1.34	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.86	4
ELECTRICAL	1.56	4
GAS		
FUEL OIL	1.19	4
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	4
RDS/GNDS/SEC TOTAL	.23	4
RDS/GNDS TOTAL	.23	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.23	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.70	4
PAYROLL		
MGMT FEES	.70	4
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.79	4
REAL ESTATE TAX	1.79	4
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.76	4
CLEANING	1.53	4
REPAIR/MAINT		
RDS/GROUNDS	.23	4
SECURITY		
ADMINISTRATIVE	.70	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Winnipeg, MB

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,114,827 SQ. FT.				915,522 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					16.28	16.61	15.41	17.00
RETAIL AREA									
OTHER AREA	6	12.43	8.75	8.13	10.76				
TOTAL RENT	6	15.45	14.89	14.08	16.27				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	6	15.45	14.89	14.08	16.27				
EXPENSE									
CLEANING	5	.92	.77	.73	1.17	.92	.77	.73	1.17
REPAIR-MAINT	6	1.84	1.67	1.38	2.63	1.84	1.67	1.38	2.63
UTILITIES	5	1.33	1.25	1.06	1.67	1.33	1.25	1.06	1.67
RDS/GRNDS/SEC	6	.21	.05		.20	.25	.09		.21
ADMINISTRATIVE	6	.69	.64	.50	.83	.83	.74	.50	1.02
TOTAL OPER EXP	5	5.15	5.58	4.32	5.97	6.19	5.58	4.82	9.72
FIXED EXPENSES	5	3.02	2.85	2.50	3.36	3.80	3.41	2.85	5.30
TOTAL OPER + FIX	4	8.12	8.01	7.15	9.19	10.33	9.66	7.98	15.02
LEASING EXP	2	1.20	1.26						
TOTAL PAYROLL									
TOTAL CONTRACT	6	.63	.79	.01	.90				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.78	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.92	5
PAYROLL		
CONTRACT	.76	4
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.84	6
PAYROLL		
ELEVATOR	.16	6
HVAC	.82	5
ELECTRICAL	.07	5
STRUCT/ROOF	.06	3
PLUMBING	.01	4
FIRE/LIFE SFTY	.26	4
OTHER MAINT/SUP	.69	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.33	5
ELECTRICAL	.95	5
GAS	.21	4
FUEL OIL		
PURCH STEAM	.27	2
PURCH CH WTR		
COAL		
WATER/SEWER	.11	5
RDS/GNDS/SEC TOTAL	.21	6
RDS/GNDS TOTAL	.09	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.69	6
PAYROLL		
MGMT FEES	.74	5
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.02	5
REAL ESTATE TAX	3.02	5
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.20	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	1.20	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.63	6
CLEANING	.76	4
REPAIR/MAINT		
RDS/GROUNDS	.09	5
SECURITY		
ADMINISTRATIVE	.74	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Winnipeg, MB

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,038,057 SQ. FT.				847,624 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	5					16.57	16.90	15.87	17.00
RETAIL AREA									
OTHER AREA	5	12.63	9.20	6.69	14.46				
TOTAL RENT	5	15.69	15.54	14.16	16.91				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	15.69	15.54	14.16	16.91				
EXPENSE									
CLEANING	5	.92	.77	.73	1.17	.92	.77	.73	1.17
REPAIR-MAINT	5	1.96	1.76	1.48	2.81	1.96	1.76	1.48	2.81
UTILITIES	5	1.33	1.25	1.06	1.67	1.33	1.25	1.06	1.67
RDS/GRNDS/SEC	5	.23	.06	.03	.45	.28	.10	.04	.46
ADMINISTRATIVE	5	.72	.78	.50	.86	.86	.91	.53	1.36
TOTAL OPER EXP	5	5.15	5.58	4.32	5.97	6.19	5.58	4.82	9.72
FIXED EXPENSES	4	3.09	2.99	2.69	3.36	3.93	3.57	3.16	5.30
TOTAL OPER + FIX	4	8.12	8.01	7.15	9.19	10.33	9.66	7.98	15.02
LEASING EXP	2	1.20	1.26						
TOTAL PAYROLL									
TOTAL CONTRACT	5	.69	.83	.37	.90				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.78	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.92	5
PAYROLL		
CONTRACT	.76	4
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.96	5
PAYROLL		
ELEVATOR	.16	5
HVAC	.89	4
ELECTRICAL	.07	4
STRUCT/ROOF	.06	3
PLUMBING	.01	4
FIRE/LIFE SFTY	.31	3
OTHER MAINT/SUP	.76	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.33	5
ELECTRICAL	.95	5
GAS	.21	4
FUEL OIL		
PURCH STEAM	.27	2
PURCH CH WTR		
COAL		
WATER/SEWER	.11	5
RDS/GNDS/SEC TOTAL	.23	5
RDS/GNDS TOTAL	.10	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.72	5
PAYROLL		
MGMT FEES	.78	4
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.09	4
REAL ESTATE TAX	3.09	4
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.20	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	1.20	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.69	5
CLEANING	.76	4
REPAIR/MAINT		
RDS/GROUNDS	.10	4
SECURITY		
ADMINISTRATIVE	.78	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Yellowknife, NW

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	35,160 SQ. FT.				21,281 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	3					20.76	20.71		
RETAIL AREA									
OTHER AREA	3	11.92	11.21						
TOTAL RENT	3	17.27	16.83						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	17.27	16.83						
EXPENSE									
CLEANING	3	2.35	2.36			2.35	2.36		
REPAIR-MAINT	2	3.62	2.65			3.62	2.65		
UTILITIES	3	3.45	3.94			3.45	3.94		
RDS/GRNDS/SEC	3	.23	.32			.39	.50		
ADMINISTRATIVE	3	1.60	2.57			2.65	3.68		
TOTAL OPER EXP	2	10.63	10.77			17.69	16.79		
FIXED EXPENSES	3	1.37	.88			2.26	1.39		
TOTAL OPER + FIX	2	12.07	11.84			20.08	18.52		
LEASING EXP	2	.02	.02						
TOTAL PAYROLL									
TOTAL CONTRACT	3	2.59	2.57						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.85	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	2.35	3
PAYROLL		
CONTRACT	2.35	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	3.62	2
PAYROLL		
ELEVATOR		
HVAC	1.89	2
ELECTRICAL	.14	2
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY	.14	2
OTHER MAINT/SUP	1.43	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	3.45	3
ELECTRICAL	1.79	3
GAS		
FUEL OIL	1.59	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.23	3
RDS/GNDS TOTAL	.23	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.23	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	1.60	3
PAYROLL		
MGMT FEES	1.60	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.37	3
REAL ESTATE TAX	1.37	3
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.02	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.02	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	2.59	3
CLEANING	2.35	3
REPAIR/MAINT		
RDS/GROUNDS	.23	3
SECURITY		
ADMINISTRATIVE	1.60	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Yellowknife, NW

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	35,160 SQ. FT.				21,281 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					20.76	20.71		
RETAIL AREA									
OTHER AREA	3	11.92	11.21						
TOTAL RENT	3	17.27	16.83						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	17.27	16.83						
EXPENSE									
CLEANING	3	2.35	2.36			2.35	2.36		
REPAIR-MAINT	2	3.62	2.65			3.62	2.65		
UTILITIES	3	3.45	3.94			3.45	3.94		
RDS/GRNDS/SEC	3	.23	.32			.39	.50		
ADMINISTRATIVE	3	1.60	2.57			2.65	3.68		
TOTAL OPER EXP	2	10.63	10.77			17.69	16.79		
FIXED EXPENSES	3	1.37	.88			2.26	1.39		
TOTAL OPER+FIX	2	12.07	11.84			20.08	18.52		
LEASING EXP	2	.02	.02						
TOTAL PAYROLL									
TOTAL CONTRACT	3	2.59	2.57						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.85	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**2.35**	**3**
PAYROLL		
CONTRACT	2.35	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	**3.62**	**2**
PAYROLL		
ELEVATOR		
HVAC	1.89	2
ELECTRICAL	.14	2
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY	.14	2
OTHER MAINT/SUP	1.43	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**3.45**	**3**
ELECTRICAL	1.79	3
GAS		
FUEL OIL	1.59	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	**.23**	**3**
RDS/GNDS TOTAL	.23	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.23	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**1.60**	**3**
PAYROLL		
MGMT FEES	1.60	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.37**	**3**
REAL ESTATE TAX	1.37	3
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.02**	**2**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.02	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**2.59**	**3**
CLEANING	2.35	3
REPAIR/MAINT		
RDS/GROUNDS	.23	3
SECURITY		
ADMINISTRATIVE	1.60	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Appendices

Appendix A—EER Instructions and Survey Form

Appendix B—Pro-Forma Worksheet and Formulas

Appendix A

1992 BOMA EXPERIENCE EXCHANGE REPORT

OFFICIAL SURVEY FORM

Building Owners and Managers Association International

1201 New York Avenue, NW
Suite 300
Washington, DC 20005
202/408-2688
FAX 202/371-0181

BOMA®
INTERNATIONAL

Instructions

Building Data Section

Question Nº

1-4 The name and street address of the building being reported.

5-9 The name and mailing address of the person to whom the Expense Performance Comparison is to be sent.

10 The name and telephone number of the person preparing the survey form.

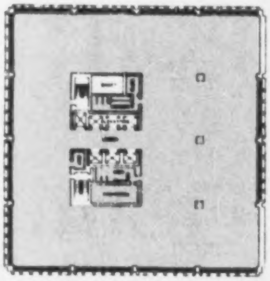
11 The appropriate box checked indicates the method of floor measurement used to determine the building's square footage. (Note: if reporting in square meters, indicate this directly on the survey form.) If convenient, we prefer that you use the BOMA Standard Method of Floor Measurement "Rentable Area" full floor method as shown in the diagram below:

How to Calculate Rentable Area*

The Rentable Area of a floor shall be computed by measuring to the inside finished surface of the dominant portion of the permanent outer building walls, excluding any major vertical penetration of the floor.

No deductions shall be made for columns and projections necessary to the building.

Include space such as mechanical room, janitorial room, restrooms and lobby of the floor.



*Source: "Standard Method of Measuring Floor Area in Office Buildings", American National Standards Institute/BOMA International, 1989

12A Total square footage of space for office use. Include space occupied by the owner and/or single occupant. Include space such as computer center, copy/mail room, and cafeteria which serves the tenant operations.

12B Total rentable square footage of retail areas. Include space for physical fitness center and child care center if operated as stand-alone entities and are not subsidized as amenities. (see the definition of Other Space for amenities, Question 12C). Also, treat bank lobby space as retail.

12C Total rentable square footage of residential, industrial and other non-office, non-retail space but not including parking area. Include space for amenities, such as physical fitness center and child care center, which are heavily underwritten by the building owner. For public sector property, treat court room/courthouse waiting room, cells/detention room in a police station, and the process space in a post office, as other space.

12D Total of office (12A), retail (12B) and other (12C) space.

12E The Constructed area of the building, excluding parking areas: "The Construction Area of a floor shall be computed by measuring to the outside finished surface of permanent outer building walls. The Construction Area of a building shall be the sum of the constructed area of all enclosed floors of the building, including basements, mechanical equipment, floors, penthouses, and the like." (From the American National Standard Z65.1-1989)

12F Report the common area, total usable space if the square footage completed in Questions 12A-C are measured using rentable method, the rentable add-on factor if the square footage completed in Questions 12A-C are measured using usable method, and the usable/rentable ratio, if known. If you do not know some of these figures, please feel free to skip them. Their definitions are presented as follows:

Common area of a building is space that is not occupied exclusively by one tenant, but is shared by tenants. Some examples include lobbies and hallways.

Usable area of the building: "The Usable Area of an office shall be computed by measuring to the finished surface of the office side of corridor and other permanent walls, to the center of partitions that separate the office from adjoining Usable Areas, and to the inside finished surface of the dominant portion of the permanent outer building walls." (American National Standard Z65.1-1989) Exclude areas such as mechanical room, janitorial room, restrooms, lobby, and any major vertical penetrations of a multi-tenant floor.

The **usable/rentable ratio** is a positive real number resulting from dividing the usable area in a building by the rentable area. This ratio describes the amount of space that an occupant can expect to utilize, versus the amount that it is leasing.

The **rentable add-on factor** is computed by dividing the difference between the usable square footage and rentable square footage by the amount of usable area. Convert the figure into percentage by multiplying by 100%.

13 Report the total number of stalls and the total square footage of parking space if available.

14 The number of buildings, if a complex is being reported. **If possible please report each building in a complex separately.**

15 Approximate year building opened if the actual year is not known. If more than one building, give year of building with the most space.

16 Number of above ground floors. If more than one building, give height of building with the most space. A floor with more than half of its outside wall exposed would be considered as above ground floor.

17 The nature of the building's location relative to urban character.

18 The nearest "major" city to the building. For example, if the building is in a suburb of Washington, DC, then you would report Washington, DC as the major city. If your building is not located near a major city then report the closest city of significance.

19A Is a fee paid to an agency for the management of the building?

Building Data Section (Continued)

19B Check all the appropriate boxes that will describe the office building's type of use:

General	Multi-tenant building. Includes buildings with owner-occupied space if there are other tenants in the building.
Single Purpose	Single tenant building or building that is 100% owner-occupied.
Medical	Building with at least 75% of its space dedicated to doctor's offices and/or medical related offices. Includes owner-occupied or single tenant building if owner/tenant is medical related.
Financial	Building with at least 75% of its space dedicated to financial offices (example: bank headquarters, investment firm, etc.) Includes owner-occupied or single tenant building if owner/tenant is finance oriented.
Government	Government-owned building or building solely occupied and operated by government.

20A The number of office tenants (leaseholders), retail tenants (leaseholders) and leaseholders of other space. An owner who occupies space for purposes other than property management should be counted as one tenant.

20B The office square footage occupied by the owner and the largest tenant. If more than one building, sum all the owners' space and sum all the largest tenants' space for all the buildings reported.

21 The number of employees working in the office area, retail area and other area. Exclude building employees such as building engineers, repairs and maintenance staff and in-house cleaning staff.

22 The average occupancy rate based on leased space for the total office area and total retail area during the previous calendar (or fiscal) year. The average occupancy rate can be estimated by dividing the summation of each monthly occupancy rate by 12. An alternative method is to divide the sum of the occupancy rate at the beginning and at the end of the year by two.

23 The annual base rental rate (full service) of office space. Report the gross price quoted the last time office space was leased or offered during the previous calendar (or fiscal) year. Report in dollars per square foot per year.

Retail Area Only

Report the number of retail rentable square feet that apply to 24A, 24B, 24C below. Square feet answers should not exceed the square footage reported in line 12B.

24A The number of retail rentable square feet for which building management supplies cleaning.

24B The number of retail rentable square feet for which building management provides repairs/maintenance service.

24C The number of retail rentable square feet for which the building provides or sells energy. The cost of this energy should be included in total building energy expenses.

Income/Expense Summary Section

Numbers in Brackets [ ] refer to the numbered accounts in the BOMA Chart of Accounts provided at the conclusion of this Instructions Section.

Submit data which covers only the previous calendar or fiscal year. Report in whole dollars—no cents.

The following income and expense summary sections are all that are required for reporting. The expense detail section (back side of survey form) serves as a guide for calculating expense summary figures, and you are encouraged to complete it.

25 Check the appropriate box to indicate if you are reporting in U.S. or Canadian dollars.

Income Section

Income from all rentable space, including the fair market value rent of space occupied by owner or manager. Normal escalation income and normal operating expense recovery should be reported in the appropriate rental income category.

26A Base rental and operating expense escalation/recovery income from office areas. Include office tenant payment for non-lease provided energy sales and for extraordinary services not included in the lease. [30 000 - 30 500]

26B Base rental and operating expense escalation/recovery and percentage rental income from retail space in the office building. Include retail tenant payment for non-lease provided energy sales and for extraordinary services not included in the lease. [31 000 - 31 600]

26C Rental income from other areas such as storage space, antenna and express parcel space rental. [33 000 - 33 500]

26D Total of office rental income (26A), retail income (26B) and other space rental income (26C).

27 Report the NET income from the operation of parking facilities. [32 000 - 32 300]

28 Report all non-rental income. Include wastepaper sales, vending machine collections, and all other non-rental income. Normal escalation income should be reported in lines 26A-C. [34 000 - 34 300]

29 Total of total rental income (26D), parking income (27) and miscellaneous income (28).

Income/Expense Summary Section (Continued)

Expense Summary Section

Expense summary figures are totals of detail categories. The expense detail categories are on the back side of the survey form. We suggest that you skip to the back page now, complete it, and simply transfer your expenses to the expense summary section on the front. For expenses related to special tenant services, see Expense Detail Section (next section).

30 All required items for both daytime and nighttime cleaning of offices, public areas, atriums, elevators, restrooms, windows, etc. Includes upkeep and ordinary expensed replacement of cleaning equipment and supplies. Exclude any expenses for machine rooms and other restricted access areas. CLEANING contains the expense detail categories of payroll, contract service, supplies and trash removal. [40 000 - 40 500]

31 All expenses for the general repairs and maintenance of the building including common areas and general upkeep. Includes both in-house payroll and contracted services. REPAIRS AND MAINTENANCE contains the expense detail categories of payroll, contracted elevator, HVAC, electrical, structural/roof, plumbing, fire and life safety expenses, and other building maintenance supplies. [41 000 - 41 800]

32 All utilities expensed to the building. Includes energy that is sub-metered, even if you are receiving income for it. Report Total expense, not Net expense after tenant reimbursement. If utilities are metered directly from the utility company to the tenant, then estimate the expense and indicate, on the form, that it is an estimate. UTILITIES contains the expense detail categories of electricity, gas, fuel oil, purchased steam, purchased chilled water, coal and water/sewer. [42 000 - 42 800]

33 Expenses related to the exterior maintenance of the building (such as landscaping, snow removal, parking lot repairs, site signage, site lighting, etc.) and expenses to the security of tenants and the building. Exclude expenses related to the building structure itself or remote mechanical equipment. If the building charges a parking fee, exclude any of the parking area's maintenance costs; those costs will be recorded as Parking Expenses in Question 39. ROADS/GROUNDS/SECURITY contains the expense detail categories of roads/grounds payroll, contract services and other expenses, and security payroll, contract services and other expenses. [43 000 - 43 500]

34 Expenses directly connected with administration of the building. Exclude general maintenance/operating costs and leasing expenses. ADMINISTRATIVE contains the expense detail categories of payroll, management fees, professional fees (not lease-related), general office expense and other administrative expense. [44 000 - 44 400]

35 Total of Cleaning (30), Repairs and Maintenance (31), Utilities (32), Roads/Grounds/Security (33), and Administrative (34) Expenses.

36 FIXED EXPENSES contains the expense detail categories of real estate taxes, building insurance, personal property tax and other tax. Exclude any fixed expenses that are not operational-related such as ground rent which is treated as a financial expense. [47 000 - 47 300]

37 Total of Operating Expenses (35) and Fixed Expenses (36).

38 Expenditures directly related to the leasing of space. Depending on the accounting methods used, report either the directly expensed value or the amortized/depreciated value. [46 000 - 46 600, 48 000 - 48 300, 49 300]

39 Expenses directly connected with administration and operation of parking facilities. Include expenses such as cleaning, repairs/maintenance, utilities, roads/grounds/security, administrative, fixed expense and leasing expense if the parking facility is operated directly by the building owner or manager. Or else, report the management fee if the parking facility is operated by a separate contractor specializing in parking operations. Do not include any of the parking related expenses if the parking facility is free of charge; those expenses should be reported in Question 33, Roads/Grounds/Security, instead. [45 000 - 45 600]

40 Check "yes" if the income figures reported in line 26 include rental charges for owner-occupied space.

Expense Detail Section *(Refer to the back of the survey form)*

Numbers in Brackets [] refer to the numbered accounts in the BOMA Chart of Accounts provided at the conclusion of this Instructions Section. If expenses related to delivery of special tenant services are recorded separately, please write in ***below*** *the total for each appropriate functional category.*

Cleaning

41A Payroll, taxes and fringe benefits for directly employed cleaning personnel including salaried supervisors or managers. For payroll personnel jointly responsible for cleaning and repairs/maintenance, report their payroll costs in 41A and 42A in proportion to the amount of time spent in cleaning (41A) and repairs/maintenance (42A). [40 000]

41B Expenses of individuals/firms contracted from outside the normal building staff to perform specified cleaning tasks. Included here might be everything from normal space cleaning to window washing, drapery, and carpet cleaning. [40 100]

41C Expenses of ordinary cleaning supplies and materials plus expensed upkeep or replacement of cleaning equipment. Includes other miscellaneous cleaning expenses. [40 200, 40 400]

41D Trash removal expenses. [40 300]

41E Total of cleaning expenses categories (41A-D). Transfer figure to line 30 in the Expense Summary.

Repairs and Maintenance

42A Payroll, taxes and fringe benefits for directly employed operating engineers and maintenance personnel; including salaried operating or chief engineer. (See 41A) [41 000]

42B Expense of elevator contract services and supplies/materials. [41 100]

Expense Detail Section (Continued) *(Refer to the back of the survey form)*

42C	Expense of HVAC contract services and supplies/materials. Include expenses for energy management contracts or services for example, employing sophisticated equipment in tracking and minimizing utility consumption. Do not include amortized depreciation expenses of utility equipment. [41 200]
42D	Expense of electrical contract services and supplies/materials. [41 300]
42E	Expense of structural/roof contract services and supplies/materials. [41 400]
42F	Expense of plumbing contract services and supplies/materials for domestic waste and sewage services. Exclude piping for the mechanical system or sprinkler/standpipe system. [41 500]
42G	Expense of fire and life safety contract services and supplies/materials. [41 600]
42H	Contracts and services for general upkeep, including non-tenant areas such as lobbies and hallways. Include other repair and maintenance contract expenses and general supplies not allocated to the previous categories. [41 700]
42I	Total of repairs and maintenance expense categories (42A-H). Transfer figure to line 31.
42J	Total of repairs/maintenance contract service expenses extracted from 42B-G (exclude supplies/materials).

Utilities

43A	Check "yes" if the building's energy is supplied by electricity only and no other fuel types are used except for on-site electricity generation.
43B-O	For the remaining utility expense categories (43B-N), report the total expense and usage amounts for each energy type (refer to monthly utility bills for energy usage amounts). Report the total of the utility expense categories in line 43O, transfer figure to line 32. [42 000 - 42 700]
	For 43H, purchased steam is the cost of utilizing steam purchased from any outside source. Similarly, include the purchased hot water expense here.

Roads/Grounds/Security
Roads and Grounds

44A	Payroll, taxes and fringe benefits for directly employed roads/grounds personnel. [43 000]
44B	Expenses of individuals/firms contracted from outside the normal building staff to perform specified roads/grounds tasks. [43 100]
44C	Expenses of maintenance supplies and materials used in upkeep of exterior areas such as fertilizer and ice melt chemicals. Include cost of maintenance of roads/grounds equipment and any other miscellaneous expense. [43 200]

Roads/Grounds/Security
Security

44D	Payroll, taxes and fringe benefits for directly employed security personnel. [43 300]
44E	Expenses of individuals/firms contracted from outside the normal building staff to perform specified security tasks. [43 400]
44F	Ordinary supplies necessary to operate a security program such as batteries, control forms, access cards, etc. and any other miscellaneous security expenses. [43 500]
44G	Total of roads/grounds/security expense categories (44A-F). Transfer figure to line 33.

Administrative

45A	Payroll, taxes and fringe benefits for directly employed administrative personnel such as building manager, building secretary, assistant building manager. If you checked "no" in line 19A you should report an expense here. (Engineering, maintenance and other building staff payroll should be reported on line 42A.) [44 000]
45B	Fees if building is managed under a management contract. If you checked "yes" in line 19A you should report an expense here. [44 100]
45C	Professional fees include 1) legal fees pertaining to the operation of the building such as labor disputes and contractor agreements, and 2) accounting, data processing, engineering consulting and auditing costs necessary to satisfy tenant lease requirements and permanent lender requirements. Exclude legal cost pertaining to leasing, cost of owner's income tax work, partnership reporting requirements or other non-operating accounting work. [44 200]
45D	General expense of running and maintaining the Office of Building Management such as: supplies, furniture, telephone, temporary help, and postage. Include "office rent" for the Office of Building Management, calculated at fair market value. [44 300]
45E	Other expenses such as advertising for employees, service contract solicitation, auto expense, travel and entertainment, training, and any other non-leasing purpose: business license, dues and subscriptions or miscellaneous expense. [44 400]
45F	Total of administrative expense categories (45A-E). Transfer figure to line 34.

Fixed Expenses

46A	Total land and building real estate taxes. [47 000]
46B	All types of building insurance including fire, casualty, errors and omissions. Excludes insurance relating to employee benefits; this belongs in the appropriate payroll category. [47 100]
46C	Personal property tax expense. [47 200]
46D	Any kind of annual or periodic tax, excise tax, gross sales tax, or leasing tax. [47 300]

Expense Detail Section (Continued) *(Refer to the back of the survey form)*

46E Total of fixed expense categories (46A-D). Transfer figure to line 36.

Leasing Expenses

In the following questions, please report the amounts that are expensed or amortized/depreciated. The same expenditure should not be reported twice; it is either directly expensed or amortized/depreciated. However, if some expenditures are directly expensed and others are amortized/depreciated, report all such expenditures in the appropriate columns.

47A Costs for advertising and promoting building space. Report the directly expensed value. [46 000]

47B Leasing commissions for obtaining tenants. Report the directly expensed amount [46 100] or the amortized amount. [48 300]

47C Legal and other professional fees incurred for leasing negotiations. Report the directly expensed value. [46 200]

47D Alteration expenditures made during the year to retain current tenants or secure new tenants. Include the value of standard items supplied from building inventory and deduct all tenant contributions toward alterations cost. Report the directly expensed amount [46 300] or the depreciated amount [49 300].

47E Expense of buying out existing tenants. Include all expenses incurred in relocating a new tenant into your building. Report the directly expensed amount [46 600] or the amortized amount [48 200].

47F Other costs associated with the execution of a lease such as costs of preparing documents, and cash advances for moving expenses. Report the directly expensed amount [46 400] or the amortized amount [48 000].

47G Total of leasing expense categories (47A-F). Transfer figure to line 38.

Partial BOMA Chart of Accounts

*The following partial chart of accounts is from **The New BOMA Office Building Industry Functional Accounting Guide and Chart of Accounts** published by BOMA International. They are referenced in the Instructions Section, to indicate which accounts should and should not be included in the survey. The entire chart of accounts, as well as associated reference and discussion material, is presented in the full publication which may be ordered from the Marketing Department, BOMA International, 1201 New York Ave, NW, Suite 300, Washington DC 20005.*

REVENUE/INCOME

Office Rent

- 30 000 Base Rent
  - 100 Pass-Throughs
    - Operating Expense
    - Real Estate Tax
    - Business Tax
    - Insurance
    - Common Area Operation
      - Operating Expenses
      - Taxes
      - Other
  - 200 Escalations
    - Operating Expense
    - Real Estate Tax
    - Consumer Price Index
  - 300 Lease Cancellations
  - 400 Rent Abatements
  - 500 Tenant Services Income

Retail Rent

- 31 000 Base Rent
  - 050 Overage or Percentage Rents
  - 100 Pass-Throughs
    - Operating Expense
    - Real Estate Tax
    - Business Tax
    - Insurance
    - Common Area Maintenance
      - Operating Expense
      - Taxes
      - Other
  - 200 Escalations
    - Operating Expense
    - Real Estate Tax
    - Consumer Price Index
  - 300 Lease Cancellations
  - 400 Rent Abatements
  - 500 Merchant Association Dues Income
  - 600 Tenant Services Income

Parking Income

- 32 000 Daily/Transient
  - 100 Monthly
  - 200 Annual
  - 300 Other Services

Other Space Rent

- 33 000 Storage Space
  - 100 Antenna
  - 200 Express Parcel Space Rental
  - 400 Shared Tenant Services
  - 500 Other

Miscellaneous Income

- 34 000 Vending Machines
  - 100 Telephones
  - 200 Signs
  - 300 Late Charges

OPERATING EXPENSES

Cleaning Expense

- 40 000 Payroll, Taxes, Fringes
  - Salaries/Wages
    - Salaries
    - Hourly Wages
    - Temporary
    - Placement Costs
      - Advertisements
      - Headhunter Fees
  - Benefits
    - Vacations
    - Payroll Taxes
      - FICA
      - Federal Unemployment
      - State Unemployment
      - Workers' Compensation
    - Pensions
    - Medical
    - Life Insurance
    - Continuing Education
    - Other
  - 100 Contract Services
    - Daily Cleaning Service
    - Window Cleaning
    - Special Cleaning
    - Other (especially not budgeted)
  - 200 Supplies/Materials/Miscellaneous
    - Restroom Supplies
    - Trash Can Liners/Floor Cleaning Supplies
    - Small Tools & Equipment
    - Uniforms
    - Laundry
    - Repairs/Maintenance
      - Parts
      - Labor
      - Outside
  - 300 Trash Removal
    - Routine
    - Other (typically not budgeted)
  - 400 Other
  - 500 Tenant Reimbursable Expense

Repairs/Maintenance

- 41 000 Payroll, Taxes, Fringes
  - Salaries/Wages
    - Salaries
    - Hourly Wages
    - Temporary
    - Placement Costs
      - Advertisements
      - Headhunter Fees
  - Benefits
    - Vacations
    - Payroll Taxes
      - FICA
      - Federal Unemployment
      - State Unemployment
      - Workers' Compensation
    - Pensions
    - Medical
    - Life Insurance
    - Continuing Education
    - Other
  - 100 Elevator Contracts/Materials
    - Service Contracts
    - Small Tools and Equipment
    - Licenses and Inspection Fees
  - 200 HVAC Contracts/Materials
    - Small Tools and Equipment
    - HVAC: Electricity Service Contracts
    - HVAC: Water Service Contracts
    - HVAC: Fuel Oil Service Contracts
    - HVAC: Sewage Service Contracts
    - HVAC: Equipment Rental
  - 300 Electrical Contracts/Materials
    - Service Contracts
    - Small Tools and Equipment
    - Licenses and Inspection Fees
  - 400 Structural/Roof Contracts/Materials
  - 500 Plumbing
  - 600 Fire and Life Safety
    - Alarm System Purchases
    - Alarm System Maintenance
    - Fire Prevention Expenses:

Partial BOMA Chart of Accounts (Continued)

    - Inspections, Repairs
- 700 Other Building Maintenance/Supplies
- 800 Tenant Reimbursable Expense

Utilities

- 42 000 Electric
- 100 Gas
- 200 Fuel Oil
- 300 Purchased Steam
- 400 Purchased Chilled Water
- 500 Coal
- 600 Water
- 700 Sewer
- 800 Tenant Reimbursable Expense

Roads/Grounds/Security

- 43 000 R/G Payroll, Taxes, Fringes
  - Salaries/Wages
    - Salaries
    - Hourly Wages
    - Temporary
    - Placement Costs
      - Advertisements
      - Headhunter Fees
  - Benefits
    - Vacations
    - Payroll Taxes
      - FICA
      - Federal Unemployment
      - State Unemployment
      - Worker's Compensation
    - Pensions
    - Medical
    - Life Insurance
    - Continuing Education
    - Other
- 100 R/G Contract Services
- 200 R/G Other Expenses
- 300 Security Payroll, Taxes, Fringes
  - Salaries/Wages
    - Salaries
    - Hourly Wages
    - Temporary
    - Placement Costs
      - Advertisements
      - Headhunter Fees
  - Benefits
    - Vacations
    - Payroll Taxes
      - FICA
      - Federal Unemployment
      - State Unemployment
      - Worker's Compensation
    - Pensions
    - Medical
    - Life Insurance
    - Continuing Education
    - Other
- 400 Security Contract Services
- 500 Security Other Expenses

Administrative

- 44 000 Payroll, Taxes, Fringes
  - Salaries/Wages
    - Salaries
    - Hourly Wages
    - Temporary
    - Placement Costs
      - Advertisements
      - Headhunter Fees
  - Benefits
    - Vacations
    - Payroll Taxes
      - FICA
      - Federal Unemployment
      - State Unemployment
      - Workers' Compensation
    - Pensions
    - Medical
    - Life Insurance
    - Continuing Education
    - Other
- 100 Management Fees
  - Base
  - Incentive
  - Agent Managed
  - Direct Management Fee
  - General Partner Management Fee
- 200 Professional Fees
  - Legal Fees
  - Audit Fees
  - Tax Fees
  - Other Consultants
  - Trustees Fees
- 300 General Office Expense
  - Leasing Furniture/Equipment
  - Supplies/Materials
  - Postage
  - Telephone
  - Space Rent
  - Repairs/Maintenance
- 400 Other Administrative Expense
  - Travel/Entertainment
  - Dues/Subscriptions/Donations
  - Management Accounting Service
  - Data Processing
  - Errors/Omission Insurance
  - Car Allowance
  - Directors Fee
  - Merchant Association Expense
  - Special Events/Ceremony
  - Political Donations

Parking Operations

- 45 000 Cleaning Expense
- 100 Repairs/Maintenance
- 200 Utilities
- 300 Roads/Grounds/Security
- 400 Administrative
- 500 Fixed Expense
- 600 Leasing Expense

Leasing Expenses

- 46 000 Advertising/Promotion
- 100 Commissions (if directly expensed; otherwise see 48 300)
- 200 Professional Fees
- 300 Tenant Alterations (if directly expensed; otherwise see 49 300)
- 400 Leasing Costs (if directly expensed; otherwise see 48 000)
- 500 Rent Abatements (If directly expensed; otherwise see 48 100)
- 600 Buyouts (if directly expensed; otherwise see 48 200)

Fixed Expenses

- 47 000 Real Estate Taxes
- 100 Building Insurance
  - Liability
  - General
  - Boiler
- 200 Personal Property Taxes
- 300 Other

AMORTIZATION AND DEPRECIATION EXPENSES

Amortization

- 48 000 Amortization of Leasing Costs
- 100 Amortization of Rent Abatements
- 200 Amortization of Lease Buyouts
- 300 Amortization of Leasing Commissions

Depreciation

- 49 000 Depreciation: Building
- 100 Depreciation: Leasehold Improvements
- 200 Depreciation: Building Improvements
- 300 Depreciation: Tenant Improvements
- 400 Depreciation: Garage
- 500 Depreciation: Parking Lot Facilities
- 600 Depreciation: Operating Equipment
  - Cleaning Equipment
  - Repairs/Maintenance
  - Roads/Grounds/Security
- 700 Depreciation: Office Equipment
  - Furniture
  - Computers
  - Copiers
  - Telephone System
- 800 Depreciation: Artwork
- 900 Depreciation: Other

FINANCIAL INCOME AND EXPENSES

Interest Income

- 50 000 Accounts as Needed

Interest Expense

- 51 000 Accounts as Needed

Ground Rent

- 52 000 Accounts as Needed

Amortization of Financing Costs

- 53 000 Accounts as Needed

Provision for Bad Debts

- 54 000 Accounts as Needed

Income Tax Expenses

- 55 000 Accounts as Needed
  - Federal
  - State
  - Local
  - Other

Transfer/Closing Accounts

- 59 000 Accounts as Needed

1992 BOMA EXPERIENCE EXCHANGE REPORT Data for Calendar or Fiscal Year 1991

PEEL MAILING LABEL FROM BACK COVER AND PLACE HERE

DEADLINE: MARCH 16

Send to: BOMA International
1201 New York Ave., NW, Suite 300
Washington, DC 20005
202-408-2688

BUILDING DATA

1. BUILDING NAME ________
2. ADDRESS ________
3. CITY ________
4. STATE/PROV ________ ZIP/ZONE ________

Person to whom EPC analysis is to be sent: (Fill out or affix business card)

5. NAME ________
6. COMPANY ________
7. ADDRESS ________ SUITE ________
8. CITY ________
9. STATE/PROV ________ ZIP/ZONE ________

Person preparing form:

10. NAME ________ PHONE (   ) ________
11. Indicate the method of floor measurement used to determine the building's square footage.
    1. ☐ BOMA Rentable 2. ☐ GSA 3. ☐ New York (REB 68)
    4. ☐ BOMA Usable 5. ☐ Other: ________
12. **RENTABLE SQUARE FOOTAGE** (Important. Data based on $ per sq. ft. Please complete.)
    - A. Rentable Office Area ________
    - B. Rentable Retail Area ________
    - C. Rentable Other Area ________
    - D. TOTAL RENTABLE AREA ☐
    - E. **TOTAL CONSTRUCTED AREA** (gross building area without parking) ☐
    - F. If you know it readily, what is the:
        1. Common Area of the Building ________
        2. Total Usable Area ________
        3. Usable/Rentable Ratio ________
        4. Rentable Add On Factor ________
13. **PARKING INFORMATION** (If available)
    1. Total Number of Stalls ________
    2. Total Square Footage ________
14. Number of buildings in this report ________
15. Year building opened ________
16. Number of above-ground stories ________
17. Where is the building located? 1. ☐ Downtown area 2. ☐ Suburban area
18. What Major City is it in or near? ________

19A. Is this building operated by a private management agency? ☐ Yes ☐ No

19B. Which of these categories best fits this building's type of use? (check all that apply)
1. ☐ General (Multi-tenant) 2. ☐ Single Purpose
3. ☐ Medical 4. ☐ Financial
5. ☐ Government-owned or solely occupied & operated by gov't

20A. How many leaseholders (including both tenants and owners) hold space in
1. Office area ________
2. Retail area ________
3. Other area ________

20B. **Office Area** Only: Sq Ft occupied by
1. Owner ________
2. Largest tenant ________

21. What is the number (population) of employees, excluding building staff in:
1. Office area ________
2. Retail area ________
3. Other area ________

22. What was your **average** occupancy rate for the Calendar Year 1991?
1. Office area ________ %
2. Retail area ________ %

23. The last time you leased or offered office space during this reporting period, what was its **gross** annual base rental rate (full service)? ________ Dollars per sq ft per year

24. **RETAIL AREA ONLY:** about how many rentable square feet:
- A. Do you provide cleaning? ________ SQ FT Retail
- B. Do you provide repairs/maintenance service? ________ SQ FT Retail
- C. Buy or are provided energy, cost for which is in your utilities? (Whether supplied, passed through or sold.) ________ SQ FT Retail

INCOME/EXPENSE SUMMARY *(see reverse)*

Please submit data which covers only **actual** '91 calendar or fiscal year. Report in whole dollars--**no cents.**

25. Dollars are: ☐ US ☐ Canadian

INCOME DATA

26. Gross Rental Income (Base + Escalators)
    - A. Office $ ________
    - B. Retail $ ________
    - C. Other Space Rent $ ________
    - D. Total Rental Income $ ________
27. Net Parking Income $ ________
28. Miscellaneous $ ________
29. TOTAL INCOME $ ________

EXPENSE DATA (In gross actual figures)

30. Cleaning $ ________ line 41E
31. Repairs & Maintenance $ ________ line 42I
32. Utilities (Gross) $ ________ line 43O
33. Roads/Grounds/Security $ ________ line 44G
34. Administrative $ ________ line 45F
35. TOTAL OF ALL OPERATING EXPENSES $ ________ Total lines 30-34
36. Fixed Expenses $ ________ line 46E
37. TOTAL OPERATING AND FIXED-EXPENSES $ ________ Total lines 35-36
38. Leasing Expenses $ ________ Directly Expensed–line 47G1 $ ________ Amortized/Deprec–line 47G2
39. Parking Expenses $ ________
40. Do the income figures you reported include rental charges for owner-occupied space? ☐ Yes ☐ No

Over for Expense Detail Section

BUILDING NAME ______________________________ ☐☐☐☐☐

EXPENSE DETAIL DATA

TRANSFER ALL TOTALS TO FRONT

41. CLEANING

A. Payroll, Taxes, Fringes $ ________
B. Contract Services $ ________
C. Supplies/Materials/Misc. $ ________
D. Trash Removal $ ________
E. TOTAL CLEANING $ ________ Transfer to Front

42. REPAIRS/MAINTENANCE

A. Payroll, Taxes, Fringes $ ________
B. Elevator $ ________
C. HVAC $ ________
D. Electrical $ ________
E. Structural/Roof $ ________
F. Plumbing $ ________
G. Fire and Life Safety $ ________
H. Other Building Maint./Supplies $ ________
I. TOTAL REPAIRS AND MAINTENANCE $ ________ Transfer to Front

J. Repairs/maint. Contracts $ ________
(Recapitulation from Expense Categories 42B-G)

43. UTILITIES

A. Is this building all electric? ☐ Yes ☐ No
B. Electric $ ________ C. ________ KWH
D. Gas $ ________ E. ________ CCF
F. Fuel Oil $ ________ G. ________ US GALS
H. Purchased Steam $ ________ I. ________ 1000 LBS
J. Purchased Chill Wtr. $ ________ K. ________ 1000 Tons-HRS
L. Coal $ ________ M. ________ Tons (2000 LB)
N. Water/Sewer $ ________
O. TOTAL UTILITIES $ ________ Transfer to Front

44. ROADS/GROUNDS/SECURITY

ROADS/GROUNDS

A. PAYROLL, TAXES, FRINGES $ ________
B. Contract Services $ ________
C. Other Rds/Grnds Exp $ ________

SECURITY

D. Payroll, Taxes, Fringes $ ________
E. Contract Services $ ________
F. Other Security Expense $ ________
G. TOTAL ROADS/ GROUNDS/SECURITY $ ________ Transfer to Front

45. ADMINISTRATIVE

A. Payroll, Taxes, Fringes $ ________
B. Management Fees $ ________
C. Professional Fees $ ________
D. General Office Expense $ ________
E. Other Admin. Expense $ ________
F. TOTAL ADMINISTRATIVE $ ________ Transfer to Front

46. FIXED EXPENSES

A. Real Estate Taxes $ ________
B. Building Insurance $ ________
C. Personal Property Tax $ ________
D. Other Tax $ ________
E. TOTAL FIXED EXPENSES $ ________ Transfer to Front

47. LEASING EXPENSE

	Directly expensed	Amortized/ depreciated
A. Advertising/Promotion	$	
B. Commissions	$	$
C. Professional Fees	$	
D. Tenant Alterations	$	$
E. Buy-Outs	$	$
F. Other Leasing Costs	$	$
G. TOTAL LEASING EXPENSES	$ G1 Transfer to Front	$ G2 Transfer to Front

Thank You Very Much

BOMA International is grateful for your participation. Please return your completed survey form(s) in the enclosed envelope to the address printed on the front page of this survey form. If we may be of service to you, please contact us at (202) 408-2688.

NOTE: In order for us to compare line item by line item, please do not substitute the original questions with your own income and expense line items. If you have questions on how to allocate certain income or expense data, please give us a call at (202) 408-2688.

Appendix B

APPENDIX B
PRO FORMA WORKSHEET
1992 EXPERIENCE EXCHANGE REPORT

	BLDG RENTABLE Calculations to determine $ per sq/ft	YOUR BUILDING FIGURES	EER ANALYSIS FIGURES	OFFICE RENTABLE Calculations to determine $ per sq/ft	YOUR BUILDING FIGURES	EER ANALYSIS FIGURES
INCOME ----------						
OFFICE AREA	N/A			26A/12A		
RETAIL AREA	26B/12B			N/A		
OTHER AREA	26C/12C			N/A		
NET PARKING INC	27/12D			N/A		
MISCELLANEOUS	28/12D			N/A		
TOTAL INCOME	**29/12D**			**N/A**		
EXPENSE ----------						
CLEANING	30/12D			30/(12A+12C+24A)		
REPAIR/MAINT	31/12D			31/(12A+12C+24B)		
UTILITIES	32/12D			32/(12A+12C+24C)		
RDS/GNDS/SEC	33/12D			33/12A		
ADMINSTRATIVE	34/12D			34/12A		
TOTAL OPER EXP	**35/12D**			**35/12A**		
FIXED EXPENSES	36/12D			36/12A		
TOTAL OPER + FIXED	**37/12D**			**37/12A**		
LEASING EXPENSE	38/12D			N/A		